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RESOLUTION NO. 92-2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA RELATING TO UPDATING THE 1985 HOUSING ELEMENT OF THE GENERAL PLAN

THE CITY COUNCIL OF THE CITY OF LOMITA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That Resolution No. 91-30, approving the Amendment to the Housing Element of the General Plan, adopted on July 1, 1991 is amended to add Section 1 to read as follows:

"SECTION 1. That the City Council of the City of Lomita makes the following findings to show that the Amendment to the Housing Element of the General Plan ("Housing Element") substantially complies with the requirements of Article 10.6 of Chapter 3, Title 7 of the California Government Code despite the findings of the Department of Housing and Community Development:

1. The new construction goal of 25 low-income housing units is based on an analysis of the economy and market place which shows that the lack of funding and the lack of vacant space are two powerful constraints on housing production in the City. Although SCAG projected a need for 266 additional lower-income units between 1989 and 1994, the City believes it will meet its needs through maintenance of the 661 existing lower-income units in the City. In

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contrast to the SCAG projections, a study by a nonprofit housing coalition shows that the City exceeded building needs for lower-income units by 283% (p. 33).

2. The Housing Element contains sufficient programs directed towards assisting the development of needed housing. Those programs include, but are not limited to, the following:

- continued cooperation with the Los Angeles County Housing Authority on its Section 8 Existing Housing Assistance Payment Program for low income people (p. 65, II, A., 1.);

- allowance of second units or "granny flats" in single family residential zones under certain conditions and allowance of mobile homes on permanent foundations and move-on units in single family and multi-family residential zones (p. 67, II, A., 2., c.);

- review of the general plan and zoning ordinances for options to encourage and retain affordable housing (p. 69, II, B., 2.);

- provision of housing location services for the City's disabled residents by allocating funds to the Westside Center for Independent Living (p. 72, II, D., 2., a.); and

- continuance of two loan programs for the repair of housing units with a goal of rehabilitating 13 units in the next five years (p. 60-61, II, A., 1. & 2.; p. 77).

3. Most program actions in Part B of Section V of the Housing Element have timetables for implementation. For program actions based on the review of existing regulations and conditions, changes will be implemented after the review is completed.

4. The Housing Element identifies adequate sites available for development of housing to meet needs. The Land Use Section (Section II, Part C) describes the residential acreage in the City and the type of development that may occur in scattered sites. If the land zoned for multi-family housing were developed to capacity, an estimated 300 units could be developed (p. 42). There is virtually no vacant land in the City suitable for residential development (p. 25-27; 42-43). The recycling and maintenance of existing units will provide the necessary acreage to accommodate projected needs.

5. Rezoning or increasing densities of land are not necessary to meet identified need for low or moderate income housing. The City chooses not to consider increasing densities as a means of promoting the construction of more lower-income units at this time because of the City's high

population density (p. 15-18),the inadequacy of existing infrastructure to meet current needs (p. 43-44), and the existing imbalance of jobs to housing units (39-41).

6. The extent of the homeless problem in the City does not warrant the siting of shelters within the City at this time. According to the sheriff department, about 5 to 12 homeless persons are observed in the City on any given day (p. 36). The sheriff department and local churches refer the homeless persons to shelters and services in neighboring cities (p. 36-37). The City's cooperation with existing shelters and service providers in the area is adequate to address the needs of homeless persons in the City.

7. The City has made a diligent effort to achieve public participation of all economic segments of the community. The City held two public meetings on the Housing Element. Notices of the hearings were posted at City Hall, the Library, and the Parks and Recreation Building. A copy of the Housing Element was available at the Library prior to the public hearing. Appendix B of the Housing Element describes the public participation.

8. Information pertaining to the requirements of Chapter 1451, Statutes of 1989 is included in the Housing Element (p. 33). No potential exists for the conversion of any existing assisted housing units to non-low income housing uses during the next ten years (p. 33)."

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF LOMITA THIS 6TH DAY OF JANUARY, 1992.

MAYOR

ATTEST:

CITY CLERK

tdc/RES461273

RESOLUTION NO. 91-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA UPDATING THE 1985 HOUSING ELEMENT OF THE GENERAL PLAN AND ENVIRONMENTAL DOCUMENT THERETO

WHEREAS, the City Council of the City of Lomita desires to update the General Plan in keeping with changing community needs and objectives; and

WHEREAS, a public hearing on Housing Element Amendment 1989 was duly conducted before the Planning Commission on September 11, 1990, and approved for recommendation to the City Council; and

WHEREAS, the Department of Housing and Community Development of the State of California occasionally revises the Housing Element Guidelines; and

WHEREAS, the City's updated Housing Element has been revised in compliance with said Housing Element Guidelines and the Government Code; and

WHEREAS, the City Council, after giving notice as prescribed by Government Code Section 65355, held at least one public hearing to consider the 1989 Housing Element Amendment; and

WHEREAS, at said hearing before the City Council, all persons desiring to be heard on said amendment were heard.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lomita, pursuant to Title 7, Chapter 3, Article 6 of the California Government Code commencing with Section 65357, that Amendment to the Housing Element of the General Plan, together with the Negative Declaration are hereby approved.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF LOMITA THIS 1ST DAY OF JULY, 1991.

R T Hargrave
MAYOR

ATTEST:

Dawn Acosta
CITY CLERK

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CITY OF LOMITA

HOUSING ELEMENT UPDATE
OF THE GENERAL PLAN
1989

SUBMITTED BY: WALKER J. RITTER
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ADOPTED ON: /1991

EXECUTIVE SUMMARY

City of Lomita Housing Element Update - 1989

The State Department of Housing and Community Development requires that each county and city, as part of their General Plan, develop and adopt a Housing Element. The Housing Element must be updated every five years. It must consist of an identification and analysis of existing and future housing needs; and inventory of resources and constraints relevant to meeting identified needs; analysis and documentation of population and housing trends and characteristics; and inventory of land suitable for residential development; a statement of community goals, objectives and policies; and a five year program which sets forth the actions the City is undertaking or intends to undertake to implement its goal.

The City of Lomita adopted its first Housing Element in 1972, and several updates since then. The 1989 update consists of five sections. The first section is an introduction and it sets the mood for the subsequent parts. Section II is a community profile, where the existing population and housing conditions are presented and analyzed. The third section addresses housing needs based on data from Southern California Council of Governments (SCAG). Physical, market and governmental constraints for providing housing is discussed in section four. Section five describes goals, objectives, and housing programs which the City

is implementing. The final section consists of appendices.

The data used in this document came from several different sources. The 1980 U.S. Census statistics and updates, where available, were used extensively. The State Department of Finance, (DOF), L.A. County Regional Planning Commission, SCAG's data and the 1984 Housing Element were also utilized. A brief summary of the most pertinent data and information contained in the 1989 Housing Element Update is provided below.

- City of Lomita was incorporated in 1964, with a population of 16,923
- By 1980 the population increased to 18,807 persons, and it is estimated that the current population (1989) is 20,294, (DOF). It is difficult to project future population growth, as the information varies from source to source.
- Approximately 22 percent of the population is minority comprising mostly of persons of Hispanic and Asian origin.
- The City has consistently maintained a large percent of older residents with small families. This predominance is expected to level off, as younger families are moving into Lomita.
- In 1980 there were 8,137 housing units in the City. 4,587 were renter occupied, and 3,544 were owner occupied. It is estimated that of the 8,501 current units, 55 percent are renter occupied.

- 27.0 percent of all units were built prior to 1949.
- In 1980 the average sale price for a single family unit was $104,700. According to a local real estate agency, the current average price for a single family unit is $249,000 as compared to $219,000 in Los Angeles County as a whole.
- According to SCAG, 1,460 households in the City pay 30 percent or more of their gross income for housing. 180 are homeowners and 1,280 are renter households. The State and Federal regulations describe households in need of assistance as those who pay 30 percent or more of their gross income towards housing.
- SCAG estimates that in the next five years the City will have to provide 268 low income accessible units, in order to meet the county's share of low income population.
- 523 housing units were constructed in the City between 1980 and 1989. Majority of these units were in multi-family structures.
- A windshield housing condition survey conducted in 1983 of approximately 25 percent of the units showed that 868 units in the surveyed area were substandard.

- A major constraint to the development of additional housing units in the City, is the unavailability of vacant land. A cursory survey of parcels in the City indicates that only 60,000 square feet of residential land is vacant.
- New construction will occur as a result of recycling of the existing older and under-utilized units and parcels.
- The City is undertaking several housing programs, administered by the Housing and Community Development Department, which contribute to the preservation of the existing housing stock. These programs are listed in Section V of the 1989 Housing Element Update.
- In the last five years 153 loans and grants were provided through the various City rehabilitation programs for home improvements, and 567 units received assistance under the Handyworker program.
- Seventy three households in the City are currently being assisted under the County Section 8 Program. These households pay 25-30 percent of their gross income towards the rent, and the County subsidizes the difference between their payment and the fair market rent cost.
- There are 145 low income senior citizen units in the City. In addition there are 128 (88 condominiums and 40 unit mobile home park) lower income units in private ownership.

- There is a total of 661 lower income units in the City (including Harbor Hills). This translates to approximately one subsidized and/or low income unit per each 30 people residing in Lomita.
- The City shall continue to provide housing programs to eligible residents in the future. The extend of the programs will depend on the availability of state and federal funds.

The City Council is committed to meeting the City's housing goals and needs. Due to the unavailability of vacant land for new construction the City must concentrate its efforts on recycling and modernizing all of its land uses in a balanced manner. This means stressing the conservation of the existing residential neighborhoods and housing units.

Although staff is not providing recommendations for future programs, Appendix C of the element lists currently available local, state and federal housing programs, which the City management should review for possible future housing programs.

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I. INTRODUCTION

A. Purpose

A decent, safe place for every person to live in continues to be a national goal. Because it is basic to a satisfying quality of life, decent housing also is necessary in order to provide an atmosphere wherein family life and psychological well-being are fostered. For many people housing is also the single largest financial investment they will make. In a broader sense, adequate housing for all is related to the social and economic strength of the community at large and is also a concern of government.

It is the purpose of the City of Lomita in preparing this Housing Element Update to address the housing needs of its citizens. Throughout the element, the City will also describe the opportunities that exist for the improvement of housing conditions in Lomita.

B. Authorization

In 1975, as part of the Housing and Home Finance Act, the California Legislature stated its interest in the maintenance of adequate housing stock by declaring housing "...of vital statewide importance to the health, safety and welfare of the residents of this state." (Health and Safety Code, Section 50001) This same act recognizes the important role local government is suited to play "...in meeting the housing needs of the state on a

level of government which is as close as possible to the people it serves." (Housing and Safety Code, Section 50005).

The state, therefore, directs each City and county to prepare a housing element to its general plan. (Government Code, Section 65583). It is to be a document which:

1. Consists of "...Quantified objectives and scheduled programs for the preservation, improvement and development of housing ... and shall identify adequate sites for housing"
2. Makes "...adequate provision for the housing needs of all economic segments of the community." (Government Code, Section 65580(d).

In doing this, the element focuses on two components:

1. The evaluation of housing needs of all economic segments of Lomita's population.
2. The development of a housing program which makes adequate provision for meeting those needs.

C. Relationship To Other Elements Of The General Plan

The California Government Code requires that the Housing Element be consistent in its goals, policies and programs with the other elements of the General Plan.

The various policies and programs identified in the General Plan were taken into consideration during the preparation of this Housing Element update.

The City is not anticipating rezoning of any significant amount of land for residential use. Therefore, the Land Use Element is not going to be affected by the policies set in the Housing Element. Should the City find it necessary in the future to add residential zone to the land uses, the Land Use Element and the Housing Element will be amended to reflect the changes. The City is practically built-out and any new construction will consist of an in fill development and recycling of existing units.

The recycling of the existing units and the few remaining vacant parcels suitable for residential development will provide the necessary acreage to accommodate the projected housing needs.

Current revisions to the Zoning Ordinance require greater private open space for multi-family units. As a result the City expects more private open space. No new public open space or parks are planned for the City.

No additional circulation patterns are being proposed for the City. The existing transportation system provides adequate access to work, shopping, schools and other destinations for the existing and future residents.

Other factors, such as noise, safety and school facilities will not be affected by the Housing Element Update.

Although the Housing Element presents basic policies and actions for resolving a variety of local housing issues, its implementation is achieved through the City's zoning and subdivision ordinances, building codes, code enforcement policies and existing housing programs. A full coordination among these documents must exist in order for the housing program to work.

In light of the effect that local government policies and programs have on those living outside a City's boundaries, this element also recognizes and addresses an areawide responsibility. This element considers future actions within the context of expressed citizen goals and in term of the special characteristics of the City itself.

D. City's Profile

The City of Lomita was incorporated in 1964, although it had achieved an identity as an individual community early in the century. It is a contract City with many services provided by the County of Los Angeles. One of the first actions taken by the City Council was the adoption of the Lomita General Plan in 1966. The present zoning and subdivision ordinances were adopted in 1970 and 1971, respectively.

pertinent statistical data used.

Finally, the data collected from the various sources and utilized in the preparation of this document may reflect totals which are not identical. In most respects the totals are not as significant as the trends illustrated in the data collected. However, where totals of population and housing counts were reported for the same period, they may have been adjusted to be consistent with the most valid source known.

II. COMMUNITY CHARACTERISTICS

The extent to which there is a housing problem depends on the relationship between supply(quantity and quality of housing units) and the demand arising from characteristics of the population. This relationship is one which manifests itself as a public concern when accessibility and affordability are not achievable by a significant number of people. The following data will identify the background and nature of the need for housing in Lomita.

A. Population

The population of Lomita has remained stable since its peak growth in the 1950's and 1960's. From 19,784 persons in 1970, it has increased slightly to 20,294 in 1989. Growth has leveled despite a 1978 annexation of .10 square miles with 682 residents.

The annexed territory included a condominium development and a portion of Harbor Hills, a Los Angeles County Housing Authority project. This annexation, as well as most other recent growth, has taken place in the southern portion of the City.

TABLE I

POPULATION CHANGE

YEAR	TOTAL POPULATION	NO. CHANGE	PERCENT CHANGE
1950	6,288		
1960	14,983	8,695	138
1970	19,784	4,801)	32
1980	18,807	(977)	(4.9)
1984	19,427	620	3.3
1989	20,294	510	2.6
1994*	21,310	1,016	5.0
2010*	22,526	1,216	5.7

* = PROJECTED

SOURCES: U.S. Census 1950, 1960, 1970, 1980; Population Research Unit, California State Department of Finance, (DOF); Southern California Association of Governments, (SCAG).

From 1970 to 1989, Lomita's population increased by 2.6% while a 21.4% rate of growth was experienced in Los Angeles County as a whole.

TABLE II

COMPARATIVE POPULATION GROWTH

	1970	1989	NO. CHANGE	PERCENT CHANGE
L.A. County	7,041,980	8,551,526	1,509,546	21.4
Lomita	19,784	20,294	510	2.6

SOURCE: Los Angeles County Regional Planning Commission, State Department of Finance (DOF).

Without further annexation and given current family size patterns, it is estimated that Lomita's population will increase by no more than 3% between 1989 and 1994.

Ethnicity

According to 1980 census data, there are two ethnic minorities which constitute over 1% of the population. Persons of Spanish origin, (2,877) are 15.3% of the City's population. Lomita's percentage of Spanish origin population is smaller than that of the County (27.6). People of Spanish origin are distributed throughout the City and constitute a considerably younger population. The median age of Lomita's Spanish origin population is 22.8 compared to the City median of 29.9 years. The Asian population in Lomita, in 1980 numbered 1,023 (5.4%)', slightly less than Los Angeles County's Asian population of 6.0%. It is estimated that since 1980 the Asian population in Lomita increased to 8%.

Age

Housing size and cost show an important relationship to the age of City's residents. Young families, young singles and the elderly seeking affordable units are served by Lomita's numerous older, smaller units. The median age of Lomita's residents in 1980 was almost identical to county residents in general. It is estimated that the 1990 median age for Los Angeles County is 32.1 years of age and for Lomita 35.4 years.

TABLE III

POPULATION BY AGE/SEX

	MEDIAN AGE (YRS)	MALE	FEMALE	TOTAL POPULATION	PERCENT NO.MALES	PERCENT NO.FEMALES
Lomita	29.9	29.1	31.0	18,807	47.7 8,971	52.3 9,836
L.A. County	29.8	28.8	30.9	7,477,503	48.8 3,648,361	51.2 3,829,142

SOURCE: U.S. Census 1980, Southern California Association of Governments (SCAG).

The 1980 Census data indicates that the most populous age groups are those from age 20 to 34. An Economic Market Profile prepared for the City by Sierra Systems, Inc. in March of 1990 shows the following age distribution:

TABLE IV

1990 POPULATION BY AGE

(ESTIMATED)

Age Group	Percent
18 - 24	10.4
25 - 34	17.2
35 - 49	25.3
50 +	25.9

The 1980 census shows that females make up 52% of Lomita's population, a proportion also similar to the county's. There are more women than men in every age group over the age of 55 and between 15 and 29. Most notably, there are 512 more females over 65 years than males (734 males, 1,246 females). The elderly, like the persons of Spanish origin, are distributed somewhat evenly throughout the City.

TABLE V

POPULATION DISTRIBUTION

Census Tract	Total Population	Total Spanish	Percent Spanish	Percent (1) Elderly
6700.01	2,997	320	10.7	14.0
6700.02	3,704	724	19.5	7.4
6700.03	5,542	837	15.1	11.8
6701.	6,426	993	15.5	9.5
6707.01	138	3	2.2	11.6
	18,807	2,877	15.3	10.5

Percent L.A. County Spanish = 27.6
Percent L.A. County Elderly = 9.9

(1) OVER 65 YEARS
SOURCE: U.S. Census, 1980.

The median age of Lomita's residents decreased between 1960 and 1970, but it has increased since 1970. Those over 65 have increased in number while those under 18 have decreased. Moreover, the proportion of elderly continues to increase, and that of young decrease, as evidenced by the increase in the median age of population.

TABLE VI

AGE DISTRIBUTION

	1960		1970		1980	
	NO.	PERCENT	NO.	PERCENT	NO.	PERCENT
Over 65	1,315	8.8	1,877	9.5	1,980	10.5
Under 18	5,221	34.8	6,262	31.7	4,797	25.5
MEDIAN AGE	28.9		27.9		29.9	

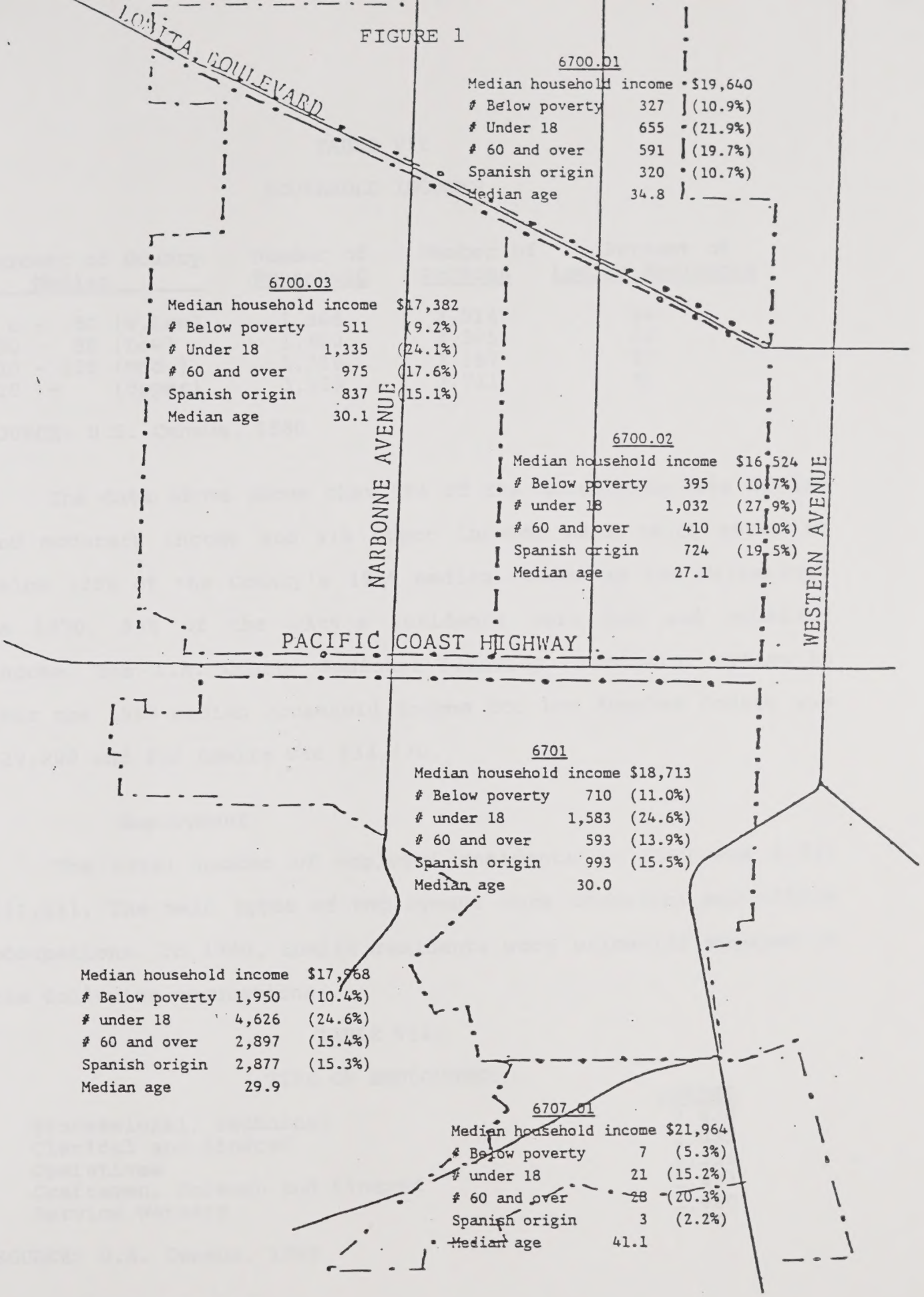
SOURCE: U.S. Census, 1960, 1970 and 1980

The increase in the number of elderly is of particular concern when related to the phenomenal increase in housing costs. The reliance of most elderly on fixed incomes makes finding affordable housing a serious problem for seniors in Lomita.

Income

In 1980, Lomita median income was $17,968. Spanish origin median household income was $17,052. (See figure 1) Over 40% of City's households were above 120% of the 1980 county median household income of $17,563.

FIGURE 1



LOMITA CENSUS TRACTS
INCOME/AGE/ETHNICITY - 1980

SOURCE: U.S. CENSUS, 1980

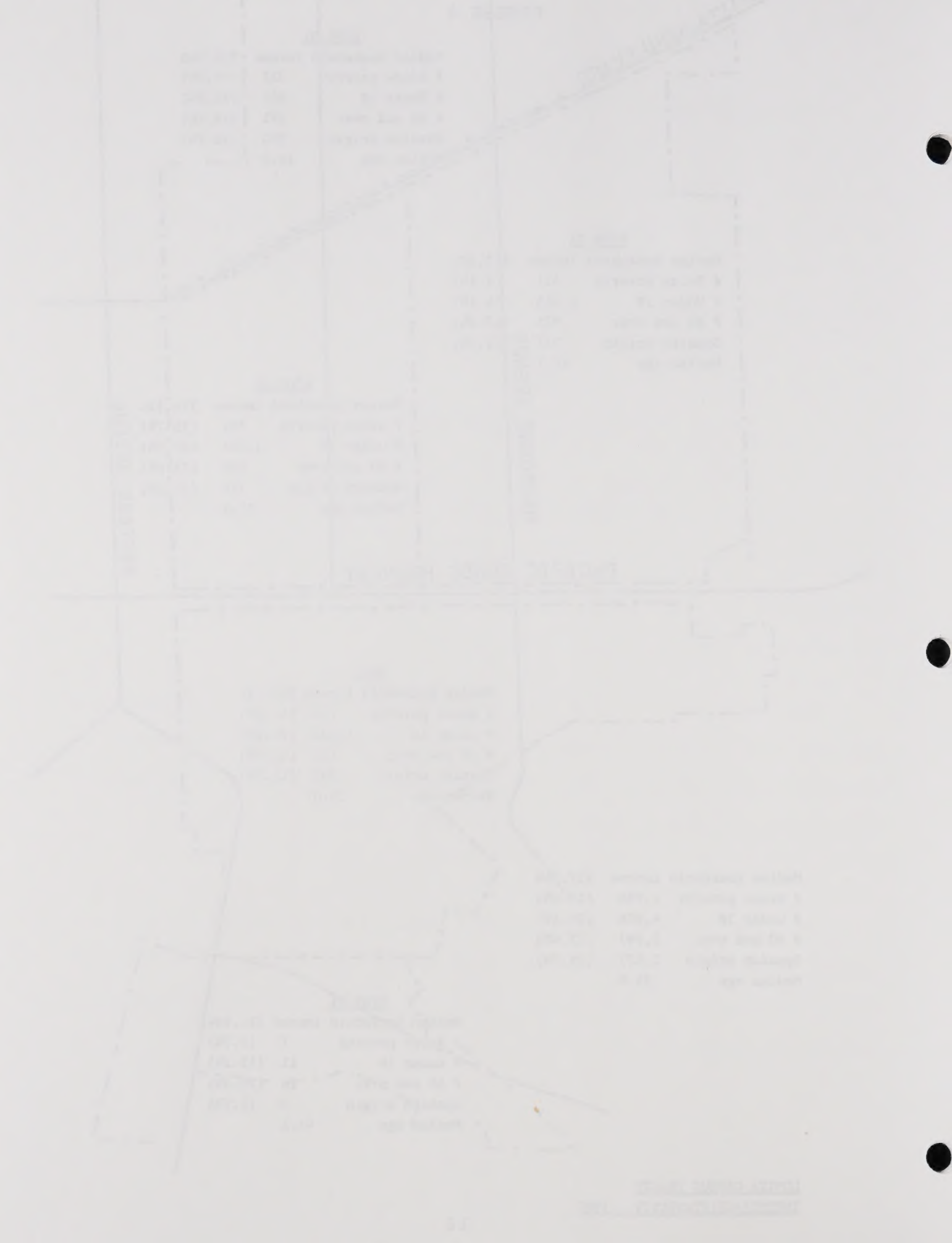


TABLE VII

HOUSEHOLD INCOMES

Percent of County Median	Number of Household	Number of Persons	Percent of Lomita Residents
0 - 50 (V.Low)	1,868	4,514	24
50 - 80 (Low)	1,460	3,385	18
80 - 120 (Mod.)	1,319	3,197	17
120 + (Upper)	3,229	7,711	41

SOURCE: U.S. Census, 1980

The data above shows that 59% of the households were of low and moderate income and 41% upper income, when using above or below 120% of the County's 1980 median income as the criterion. In 1970, 53% of the City's residents were low and moderate income. The L.A. County Regional Planning Commission estimates that the 1988 median household income for Los Angeles County was $29,200 and for Lomita was $32,130.

Employment

The total number of employed residents in 1980 was 9,743 (51.8%). The main types of employment were technical and office occupations. In 1980, Lomita residents were primarily engaged in the following occupations:

TABLE VIII

TYPE OF EMPLOYMENT

	NUMBER
Professional, technical	2,436
Clerical and Kindred	2,032
Operatives	1,556
Craftsmen, Foremen and Kindred	1,483
Service Workers	1,050

SOURCE: U.S. Census, 1980

The number of jobs within the City remained constant at 6,132 from 1984 to 1987. Employment in 2010 is projected at 7,282 a growth rate of 18.8%. Most of the employment in Lomita is located along the major arterials.

Since there are no major sources of employment in Lomita, most workers are employed outside the jurisdiction. There are significant employment centers nearby, such as the industrial and commercial centers of Torrance, the Harbor, Long Beach and the Carson-Compton area.

Household Size

New lifestyles and changing household formation patterns are swelling the demand for housing units at a rate faster than mere population growth. In 1970, there were 2.73 persons per household, slightly lower than Los Angeles County's 2.83. In 1980, persons per Lomita household had declined to 2.42 and the County's decreased to 2.69. Of the 7,876 Lomita households in 1980, 63.2 were families, 30.1% were one-person and 6.7% were non-family households consisting of two or more persons (including group quarters), 32% of the households had children, a decline from 42% in 1970.

TABLE IX

NUMBER OF HOUSEHOLDS

				PROJECTED
1970	1980	1985	1989	1994
7,178	7,876	7,925	8,144	8,687
PERSONS PER HOUSEHOLD				
2.73	2.42	2.40	2.45	2.45

SOURCES: U.S. Census, 1970 & 1980, Southern California Association of Governments, (SCAG); State Department of Finance, 1989 (DOF).

According to the 1980 U.S. Census there were 728 families of five members or more in Lomita and 1,345 households of persons 65 years or older.

The number of smaller households is a reflection of more single-person households, fewer children per family and more elderly persons (likely to be single or two-person households).

Density

Although Lomita retains a rural flavor, it has become one of the most densely populated cities in Los Angeles County. Density has declined slightly because of land annexed in 1978 (.10 square mile). Figure 2 shows the 1980 population density by census tracts.

TABLE X

1989 POPULATION DENSITY
LOMITA AND SURROUNDING CITIES

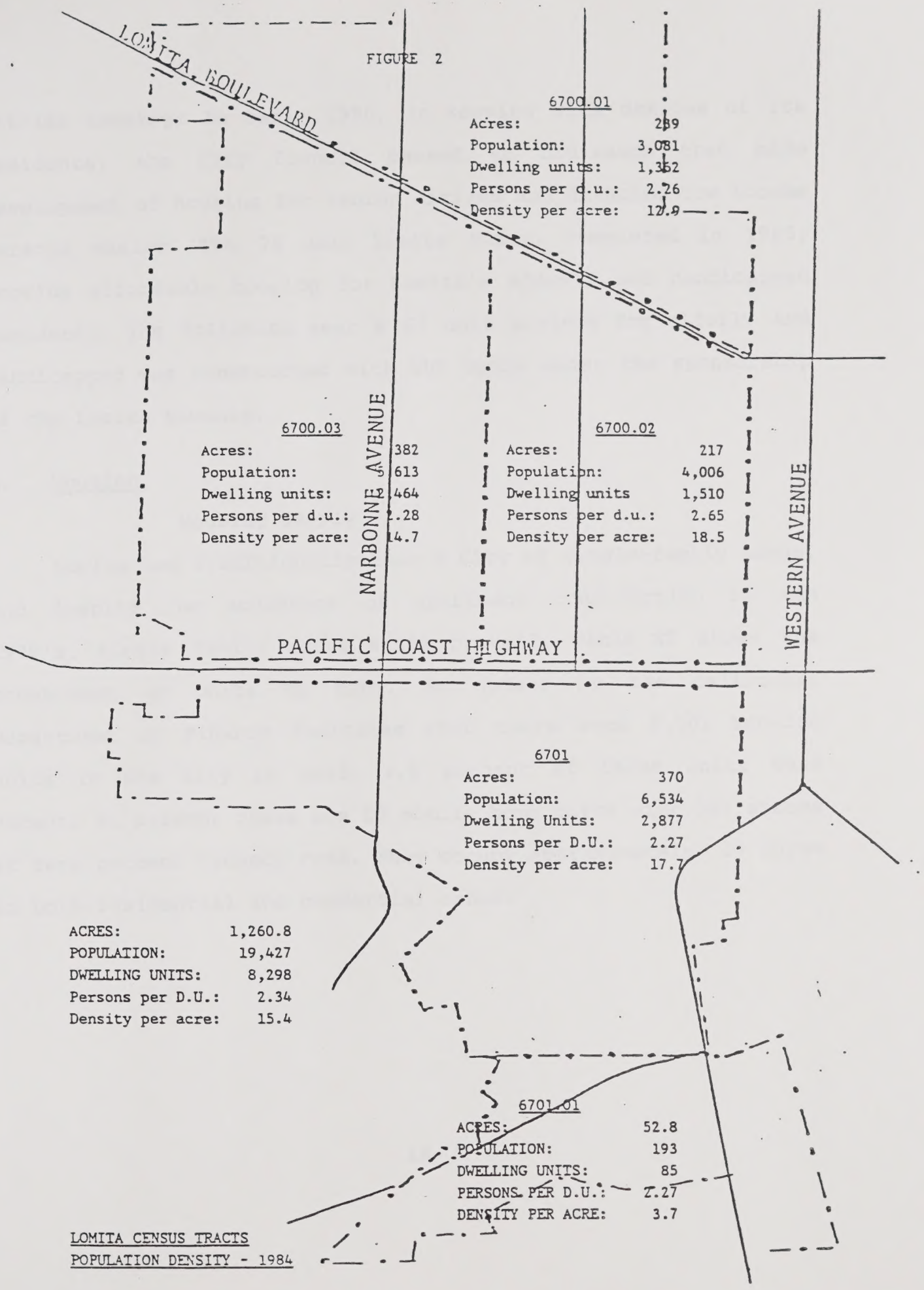
CITY	TOTAL NUMBER OF PEOPLE	TOTAL NUMBER SQUARE MILES	DENSITY PER SQUARE MILE
Lomita	20,294	1.97	10,301
Rancho Palos Verdes	45,984	13.44	3,421
Compton	93,007	9.97	9,329
Carson	88,783	19.24	4,614
Torrance	142,153	19.94	7,129
L.A. County	8,650,337	4,083.21	2,119

SOURCE: Los Angeles County Regional Planning Commission 1989; California Department of Finance, 1989.

Many predominantly single family neighborhoods in the City were disrupted during the 1960's because they were zoned for multiple units and thus were vulnerable to apartment construction.

In compliance with the goals expressed in the 1966 General Plan and the 1972 Housing Element, and in response to public dissatisfaction with ever-increasing density, the City of Lomita undertook the task to bring the zoning of the City into conformity with the General Plan. It sought to gain control over density and mixed residential uses. From 1973 to 1978, 339 acres previously zoned for medium density were rezoned to single family residential. A public opinion survey done in 1979 by Social Systems Research Center at California State University, Dominguez Hills, found that there was a continued prevalent sympathy against additional density for any development other than senior

FIGURE 2



LOMITA CENSUS TRACTS
POPULATION DENSITY - 1984

SOURCE: Southern California Association of Governments



citizen housing. In early 1980, in keeping with desires of its residents, the City Council passed an ordinance that made development of housing for senior citizen and disabled low income persons easier. The 78 unit Lomita Manor, completed in 1985, provide affordable housing for Lomita's elderly and handicapped residents. The following year a 67 unit project for elderly and handicapped was constructed with HUD funds under the sponsorship of the Lomita Kiwanis.

B. Housing

Housing Supply

Lomita has traditionally been a City of single-family homes, and despite the abundance of apartment construction in the 1970's, single family units still prevail. Table XI shows the break-down of units by type. An update by the California Department of Finance indicates that there were 8,501 housing units in the City in 1989. 4.5 percent of those units were vacant. At present there are 15 mobile home parks with 567 spaces at zero percent vacancy rate. They occupy approximately 27 acres in both residential and commercial zones.

TABLE XI

HOUSING UNITS

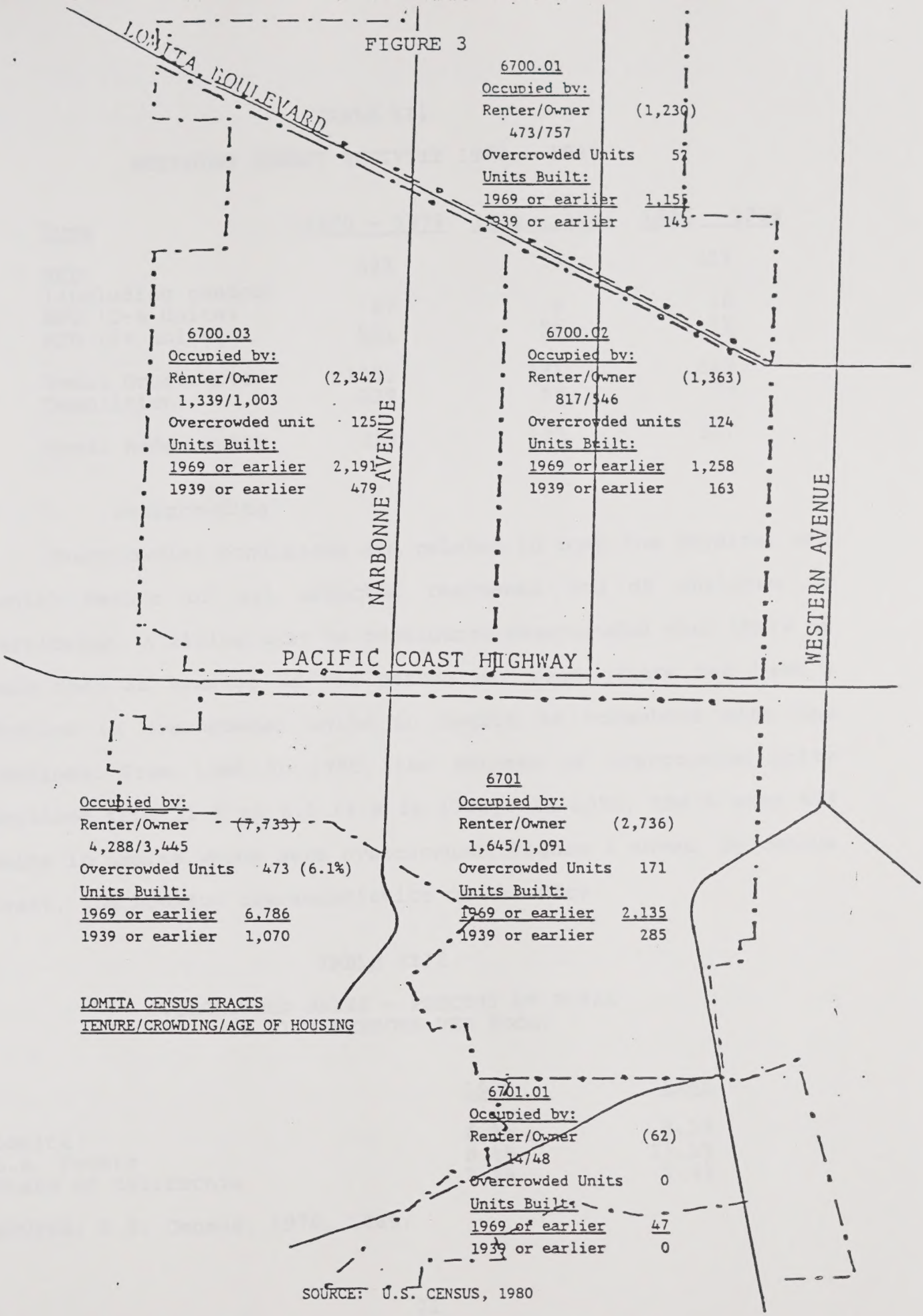
Type of Units	1980	1989
Single Family	4530	4597
Multi Family 2 - 4	455	571
Multi Family 5 or more	2496	2766
Mobile Homes	656	567
Total	8137	8501
Vacant	404	390

SOURCE: State Department of Finance, 1980 and 1989.

Building Activity

Since 1980, 523 units have been constructed in the City and 133 units demolished, for a total gain of 390 units. Between 1970 and 1980, apartment construction was generally the dominant activity. In the late 1970's and throughout the 1980's condominium construction of 4 to 12 units became popular together with single family detached units. The only recent large multi unit housing constructed were two senior citizen complexes totaling 145 units, and an 88 unit senior citizen condominium.

FIGURE 3



LOMITA CENSUS TRACTS
TENURE/CROWDING/AGE OF HOUSING

SOURCE: U.S. CENSUS, 1980

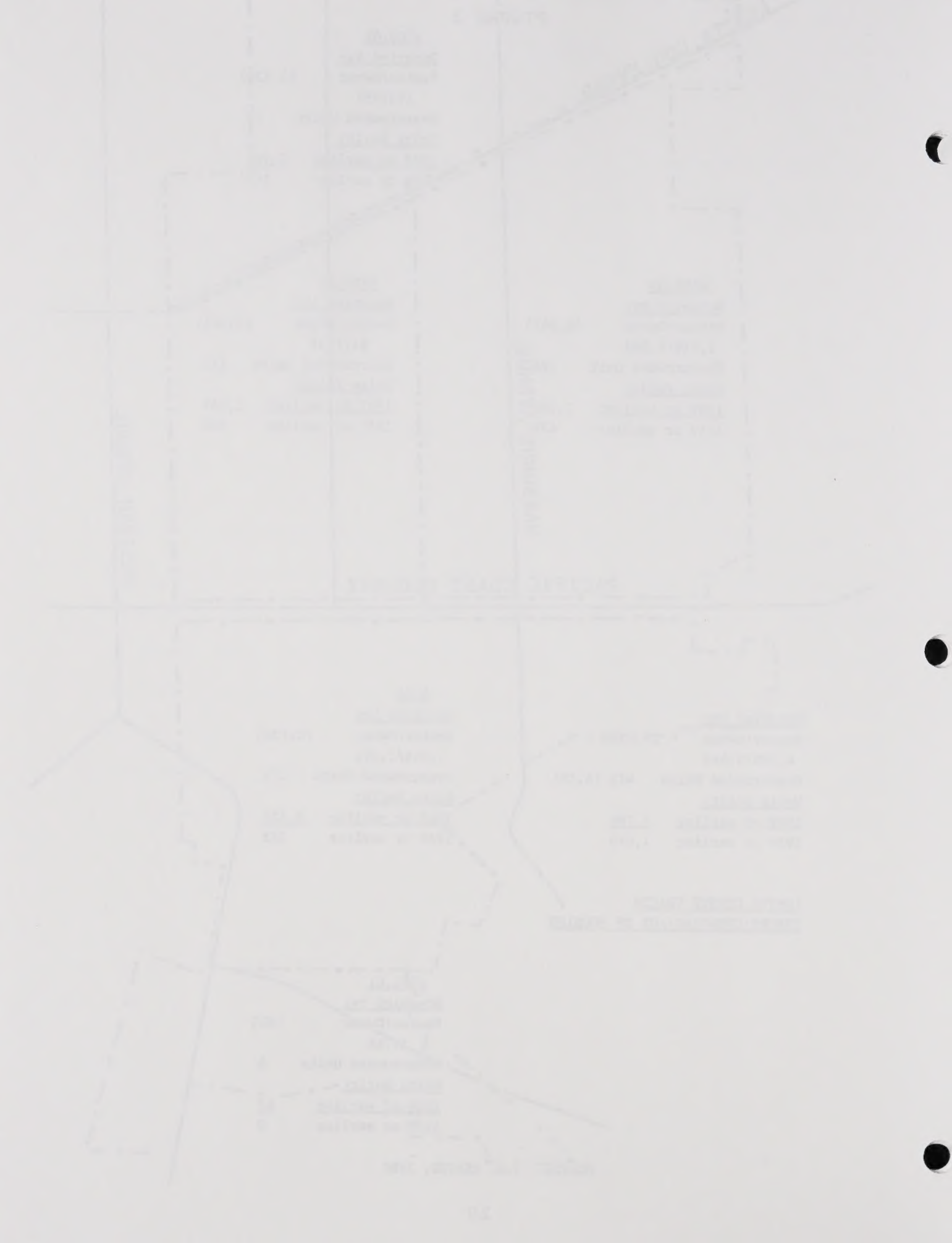


TABLE XII

BUILDING PERMIT ACTIVITY 1970 - 1989

Type	1970 - 1979	1980 - 1984	1985 - 1989
SFD (including condos)	323	77	227
MFD (2-4 units)	87	8	26
MFD (5+ units)	641	96	89
Total Constructed	1051	181	342
Demolition	239	58	75
Total Added Units	812	123	267

Overcrowding

Overcrowding conditions are related to both the physical and mental health of all affected residents and of children in particular. A living unit is considered overcrowded when there is more than an average of one person per room. There has been a decline in overcrowded units in Lomita as household size has declined. From 1960 to 1980, the percent of overcrowded units declined from 11.6 to 6.1 (6.8 in 1970). In 1980, there were 473 units in Lomita which were overcrowded. Figure 3 shows, by census tract, the housing characteristics of the City.

TABLE XIII

OVERCROWDED UNITS - PERCENT OF TOTAL
(1.01 + PERSONS PER ROOM)

	1970	1980
Lomita	6.8%	6.1%
L.A. County	8.5%	11.1%
State of California	7.7%	7.4%

SOURCE: U.S. Census, 1970, 1980.

The following table shows the extent of 1980 overcrowding in Lomita compared to surrounding cities.

TABLE XIV

COMPARATIVE OVERCROWDING

CITY	OCCUPIED UNITS	OVERCROWDED
Lomita	7,733	6.1
El Segundo	5,985	3.1
Gardena	15,914	5.8
Lawndale	8,134	14.1
Rancho Palos Verdes	11,925	1.3
Redondo Beach	24,637	3.7
Torrance	49,613	3.6

SOURCE: U.S. Census, 1980

The data indicates that the extent of overcrowding, while less severe in Lomita than in the extreme case above, still constitutes a relatively serious concern. However, as newer, more spacious homes replace the older, smaller units, we can expect overcrowding to continue to decline. The continuing trend in construction of single family homes with three and four bedrooms support this finding.

Vacancy-Tenure

Vacancy rates are among the important factors in housing cost because they indicate the relationship between supply and demand. Healthy vacancy rates, ones which allow mobility and accessibility to a variety of housing units, are considered to be 3% for ownership units and 5% for rentals.

Low vacancy rate drives the cost of housing upward.

Historically, Lomita has experienced a desirable vacancy rate. In 1980 there were 404 vacant units in the City comprising 4.9 percent of the housing stock. In 1988, the Los Angeles County Regional Planning Commission reported a vacancy rate of 4.68 for the City.

The large rate of apartment construction in the 1960's and 1970's meant a significant increase in the number of rental units. In addition, as many of Lomita's housing units grew older and decreased in value, some "filtered down" from owner occupied to renter occupied units. This changed the ratio of owner occupants to renters. In 1983 rental occupancy was at 56%. The current trend has been to remove the older units, assemble several large parcels and construct three to eight single family units on smaller lots. This has produced greater owner occupancy in the City.

Housing Age

The seriousness of a housing problem can be gauged partially by the age of the housing units. Aging may be detrimental to quality in varying degrees depending on the maintenance a house receives. However, even well-maintained

houses are subject to building material deterioration and new tastes. Older units tend to be smaller or lacking in current amenities.

While there has been a trend in Lomita to add new units by the creation of smaller lots from larger parcels and through the replacement of older units, Lomita housing is still relatively old. Of the total units in 1989, 88% were built before 1975, 80% before 1970, 52% before 1960 and 27% before 1950.

Housing Conditions

The physical condition of a community's stock of housing units is an influential factor in the quality of community and personal life. In August, 1983, a housing condition survey was conducted in the northern portion comprising approximately 25% of the City. The survey found that blight and deterioration existed in the area. The blighting influences were found to be typically the result of deferred maintenance. The City's rehabilitation programs are being used to leverage private investment to alleviate the problem of deferred maintenance. In the past five years 153 units were rehabilitated and general maintenance was provided free of charge to 567 low income property owners.

TABLE XV

* CONDITION OF HOUSING UNITS

Standard Available Units (1983)	TOTAL:	8,137
	OWNER OCCUPIED:	3,445
	RENTER OCCUPIED:	4,228
	VACANT OWNER:	68
	VACANT RENTER:	329
Substandard Units (lacking plumbing facilities)		104
Substandard Single Family Units (Constructed prior to 1940, valued less than $ 35,000)		478
Substandard 2-4 unit Apartment Buildings (Constructed prior to 1940 and monthly rental cost is less than $ 150)		286
TOTAL ESTIMATED SUBSTANDARD UNITS		868

* Based on estimates from 1980 Census data.

SOURCE: U.S. Census, 1980. Definitions of "Substandard are from SCAG, 1985.

C. Land Use

Lomita covers 1.97 square miles or about 1,261 acres. There is very little land in Lomita which is used at less than the maximum density allowed. Some commercially zoned land is developed with residential uses; thus some residences may be lost to commercial development in the future. There is approximately 11.7 acres of industrially zoned land, located along major thoroughfares and is thus not likely to be used for residential development. There are some areas in the multi family residential zone that is under-utilized (not built to capacity). If the land zoned for multiple dwellings

was developed to capacity, approximately 300 additional units could be added to the City's housing stock.

There is practically no vacant residential land zoned for single family units in the City. The few remaining parcels are landlocked and would be extremely expensive to develop. They contain approximately 60,000 square feet and if developed would result in 10-12 single family units. More units could be built if land surrounding those parcels was assembled, existing older units removed and new streets developed to access all parcels. Small project construction of one to twelve units, both in the single and multi-family zones, have been in the recycling phase since the early 1980's. Older, unsafe units are demolished and new ones built to the allowable density under the existing zonings. As stated previously, approximately 300 additional units could be built if all residential land was developed to capacity. In the past eighteen months, construction has slowed considerably. This may be a statement of the slowing economy as well as an indication that maximum density is being reached for the City.

The RHNA prepared by SCAG for the City of Lomita for the five-year planning period (July 1989-1994) calls for 661 additional units to meet its growth allocation. The City physically cannot accommodate such construction without

rezoning the existing commercial land to residential uses. In order for any city to function and survive, a balance of commercial and residential uses must be obtained. As compared to neighboring cities, Lomita does not have excessive amount of commercially zoned land. Out of a total of 1260 acres in the City, 207 are zoned commercial.

Lomita's zoning is in compliance with its General Plan Land Use Element which serves as a guide to proposed development. Current acreage in the single family residential zone is in accordance with the wishes of residents for lower density and compatible residential neighborhoods expressed in the 1966 General Plan and subsequent 1972 and 1980 Housing Elements. In the 1972 Housing Element, 688 acres of single family residential zoning were proposed; today there are an estimated 692 acres.

Lomita contains no federal or state land which is currently surplus land, nor any school sites likely to become available in the foreseeable future. The United States Navy, however, controls 19.6 acres which is occupied by fuel storage tanks and is zoned single family residential (R-1-6000). It is quite possible that the Navy may abandon this use at some future date, opening it up for residential development. The city does not have a redevelopment agency, whereby housing construction may be initiated by the city. All residential development in the city is privately sponsored and constructed.

Housing Costs

One of the most critical constraints on securing housing for all people is that of cost. During a period of substantial growth, 1960 to 1980, Lomita housing values and rents grew more quickly than those in Los Angeles County in general.

TABLE XVI

CHANGE IN VALUES AND RENTS

MEDIAN HOUSING VALUES	1970	1980	CHANGE	ESTIMATE 1989
Lomita	$ 26,380	$106,700	+304%	$249,000
L.A. County	$ 24,270	$ 88,000	+262%	$219,000
MEDIAN RENTS				
Lomita	$125	$285	+128%	$425
L.A. County	$110	$245	+123%	$375

SOURCE: U.S. Census, 1970 and 1980, City of Lomita Planning Department, L.A. County Regional Planning Commission, Local Real Estate Agency.

TABLE XVII

1980 LOMITA HOUSING COSTS

Median Housing Unit Value		$106,700
Median Mortgage Costs		$ 481
Median Gross Rent		$ 320
1 bedroom	$235 - 250	
2 bedroom	$275 - 300	
3 bedroom	$325 - 365	
3 bedroom, 2 bath	$340 - 405	

SOURCE: U.S. Census, 1980, City of Lomita Department of Housing & Community Development.

Residential rents in Lomita continued to rise rapidly in the late 1970's and early 1980's, and the cost of building new housing units in Lomita has risen tremendously in recent years. This is in part a reflection of Lomita's desirable location and the cost of land, its almost complete absorption, and other factors related to inflation and demand for newer, larger units. The following cost breakdown for a new home was provided by a residential developer and confirmed as typical by a county building official in March, 1990. It represents the average cost of a single family housing that is being built, given the factors of the local market.

TYPICAL NEW HOME IN LOMITA:

2,200 SQUARE FEET

Land (as cleared) 50 X 100	$230,000
Off Site Improvements	6,000
Construction ($60 sq. ft.)	132,000
Financing (13% interest/$3.75 sq.ft.)	7,500
Marketing	800
Title, Escrow, Insurance, etc. (1%)	3,800
Profit/Sale (15%)	57,300
	$437,400

D. Energy Conservation

The City of Lomita encourages private efforts toward residential energy conservation. Energy conservation measures (weather stripping, hot water and heater blankets) are eligible Community Development Block Grant Rehabilitation Program activities. The City enforces the State Energy Code guidelines and distributes an energy conservation handbook to residents. All

new development must demonstrate an effort to comply with energy regulations and, if necessary, implement specific design measures that will reduce energy consumption to what the state considers an acceptable level. In addition the following passive design techniques could be used in new developments to reduce energy consumption:

- Locating the structure on the northern portion or the sunniest area on the site.
- Designing the structure to admit the maximum amount of sunlight and utilizing skylights.
- Locating windows on the south wall and designing east, west, and north windows to be small in size, recessed and double glazed.
- Making the main entrance small and separated from the living areas or orienting the entrance away from prevailing winds.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms and garages along the north part of the building to serve as a buffer between the warmer south face and the cooler north face of the building.

The City encourages the incorporation of the state required energy conservation measures as well as the installation of energy conserving appliances, fixtures and other devices into the

design of new residential units or rehabilitated units wherever feasible.

III. HOUSING NEEDS

A. Existing and Future Needs

Pursuant to the Housing Element Law, the Housing Element shall identify the existing and future housing needs for different economic segments of the community. The Southern California Association of Governments (SCAG) developed a statistical model which identifies the existing and future housing needs for its region, and each City therein. SCAG published the 1988 Regional Housing Needs Assessment report (RHNA) which is used here to assess Lomita's housing needs.

Based on the 1988 Regional Housing Needs Assessment model, the following Lomita households need affordable dwelling units:

TABLE XVIII

CURRENT HOUSING NEEDS

INCOME	OWNERS	RENTERS	TOTAL
Very Low*	106	819	925
Low**	74	461	535
TOTAL	180	1,280	1,460

* VERY LOW INCOME: 50% of the County median household income (currently less than $15,950 annual income for a family of 2 or $21,550 annual income for a family of 5 or more persons).

** LOW INCOME: 80% of the County median household income (currently less than a $24,300 annual income for a family of 2 or $32,300 annual income for a family of 5 or more persons).

The projected future need for new housing units in Lomita is given in the table below.

TABLE XIX

PROJECTED 1989 - 1994 HOUSING NEEDS

INCOME (In Percentage of County's Median Income)	UNITS	PERCENT
Very low (0-50%)	109	16.5
Low (50-80%)	157	23.8
Moderate (80-120%)	121	18.3
Upper (over 120%)	273	41.4
TOTAL	661	100.0

SOURCE: SCAG, Regional Housing Needs Assessment for Southern California, June 1988.

Note: Rounding errors exist in the SCAG allocations.

Households in need of assistance are those that pay 30 percent or more of their earning toward housing.

Table XIX shows that the lowest income group will continue to require housing units. It also indicates that there will be a notable need for upper income housing units. At present, no government projects or redevelopment activities are contemplated that would result in serious future need from a loss of housing or displacement of residents either by residential or commercial development. In addition, none of the subsidized or assisted housing units in Lomita is slated for conversion to non-low income housing use.

A recent study conducted by a non-profit housing coalition, the California Coalition for Rural Housing, reported that in the Los Angeles area only the cities of Inglewood and Lomita exceeded building needs for lower income housing. The study reports that by 1989, the City's needs consisted of 53 low income units and 150 were constructed (283 percent).

As one can see, this statistic differs from SCAG's estimates. However, it should not be disregarded, as Lomita has several housing complexes for lower income persons. In this study a low income household was defined as one with earnings less than 80 percent of the regional average.

The City's two low income senior citizen housing projects provide 145 units. In addition an 88 unit senior citizen condominium complex and 40 unit senior mobile home park provide affordable ownership housing.

The Harbor Hills family low income housing complex provides 298 units on two separate sites. Although owned and operated by the County, they are located in Lomita, providing low income units to City as well as County residents. The City feels that the housing needs of Lomita's residents are being met through the various existing low income housing units and City administered housing rehabilitation program. The City has currently one low income unit per each 30 persons living in Lomita. This ratio cannot be matched by any other South Bay City and probably beyond.

B. Special Group Needs

The income of Lomita residents has been rising steadily. However, there are still many lower income families who are either spending greater than desirable share of their income for housing, or who are living in substandard dwelling units. There are also certain groups which require special attention and have special needs.

Elderly and Handicapped

Based on the 1980 census 15 percent or 2,900 persons in Lomita were 60 years old or older. Of these 1,130 persons were male and 1,768 were female. There are various private facilities, convalescent homes and senior citizen housing complexes which offer special services, care and affordable units to the elderly and handicapped persons.

There is no official count of the handicapped persons in Lomita. The Los Angeles County estimated that in 1980 less than one percent of the City's population was handicapped. There are two convalescent homes providing care for the elderly and handicapped and two senior citizen housing complexes with units retrofitted for handicapped persons.

Currently the Lomita Care Center and Casa Colina offer special services and care to 56 (licensed for 71 beds) and 30 (licensed for 48 beds) mentally and physically handicapped residents respectively.

Under the City's CDBG program lower income senior citizens and handicapped persons are eligible for a grant to install ramps, railings and other accessibility features in their homes. In order to encourage the construction of senior citizen housing, the City allows relaxed parking requirements and makes allowances for developers in providing housing for the aged. The City has rezoned from manufacturing use to high density residential use a piece of land on which 88 units senior citizen condominiums were constructed. The City is in the process of acquiring a parcel of land for the purpose of constructing additional 25 low income senior citizen units.

Female - Headed Households

Female headed households often have limited income, and

therefore, are faced with difficulty in finding adequate and affordable housing. Based on the 1980 Census, there were 967 female headed families, accounting for 12 percent of all families in the City. This includes family and non-family with female householder and no husband. The City's older housing stock provides affordable homes to persons with limited income.

Homeless

No independent studies have been undertaken to determine homelessness in the City. However, it has been estimated by a County task force that there are over 50,000 homeless persons in Los Angeles County and approximately 7% are in the South Bay and Long Beach areas.

The first intensive effort to make a local count of the homeless is being done this year as part of the 1990 Census. According to the sheriff's department, between 5 and 12 homeless persons are observed in the City on any given day. Majority of them are single men and are considered transient.

The City has no shelter or mission that help homeless persons. However the sheriff department and local churches refer the homeless to agencies in neighboring cites of San Pedro, Wilmington and Long Beach.

The City of Lomita is under contract with the Los Angeles County Sheriff's Department to provide aid to the homeless. The officers refer the homeless to appropriate agencies based on their individual needs.

The local churches also refer persons who walk into their facilities to the appropriate agencies. A survey of several of the local shelter providers indicates that the agencies do not keep records of where individuals come from. Many of the homeless do not consider a definite city or place as their permanent place of stay. According to one shelter's employee, there is a homeless person in this area who considers Santa Barbara his home because that is where he grew up.

The following is a partial list of agencies and services provided for the homeless in the vicinity of Lomita:

-	Beacon Light Mission San Pedro	25 bed shelter for men
-	Kathy Boome Home for Girls Long Beach	11 bed shelter for women
-	Harbor Interfaith Center San Pedro	15 family units
-	Long Beach Family Center Long Beach	45 bed family, senior citizen and disabled person shelter
-	Rainbow Services Wilmington	Shelter for battered women and their children
-	YWCA Shelter San Pedro	Shelter for battered women and their children

-	Harbor View House Wilmington	10 bed shelter for mentally ill men and women
-	House of Hope and Serenity House San Pedro	6 bed each shelter for homeless and recovering from alcohol abuse women

While the City is not adequately staffed to provide social services or shelters to homeless, the City is willing to cooperate with other providers to help alleviate homelessness.

Large Families

A large family is defined as a family with five or more persons. According to the 1980 Census there were 662 units occupied by five or more persons making up 8.5 percent of all units. Three hundred thirty six were large family renter occupied and 326 were owner occupied large family. The trend in the City has been towards less persons per family. The City's existing housing stock provides adequate and affordable housing for large families.

Minority Households

The 1980 U.S. Census shows that 77.3% of the City's population is White, 0.9% is Black, 5.4% is Asian, including Pacific Islanders, 15.3% is Spanish and 0.6% is considered other. In the last decade, however, Asian families have been the predominant group moving into Lomita. Exact statistics on minority groups won't be available until the 1990 Census data is released.

Farm Workers

The 1980 Census indicates that 100 percent of the City population is urban. There are no farms located within the City nor in the vicinity. The 1988 SCAG RHNA does not break out farm workers as a group needing housing assistance. It is therefore safe to assume that there are no farmworkers in the City.

C. Jobs/Housing Balance

Jobs and housing are in balance when an area has enough employment opportunities for most of the people who live there and enough housing opportunities for most of the people who work there. The Los Angeles region as a whole is, by definition, balanced. It follows that a subregion is balanced if its ratio of jobs to housing matches the region's-1.27 in 1984 and 1.22 in 2010. Job-rich subregions have ratios greater than the regional average; housing-rich subregions have ratios lower than the regional average. The ratio is computed by dividing the number of jobs by the number of households in the same geographical area.

City of Lomita is located in the easterly portion of the Santa Monica Bay Subregion, close to the Central Los Angeles and Long Beach/Downey Subregions. According to Southern California Council of Governments Study, the 1984 jobs/housing ratio for the Santa Monica Bay urban subregion was 1.46. By the year 2010 the ratio will increase to 1.52, with projected growth of employment of 253,000 new jobs.

Even though the City is located in one of the most job-rich subregions of the Los Angeles County, it does not have the same employment characteristics as the rest of the region. The City does not have a large major employer, and the majority of its residents work elsewhere.

Since the compilation of data for the Jobs/Housing Study, there have been substantial changes in the regional market for the outlook of new jobs in the next five years. The greatest impact has been in the aerospace industry where over 25,000 jobs have been eliminated in this subregion. As a result, the pressure to produce new housing has been lessened for the immediate future.

Small lot commercial development is the predominant type of development in the City. Like the residential areas, the commercial land is built-out and new construction is the result of recycling of old buildings. It is estimated that job development in Lomita will tend to be in small firms of a commercial nature and create only small numbers of new jobs.

The subregion will continue to be job-rich through 1994, creating more jobs than new housing. This is not the case for the City of Lomita. The projections indicated above show that the City will not produce many added jobs.

The emphasis on housing in the region creates a dilemma for the continued growth and well-being of the City of Lomita. The

economic environment in the City would indicate that a realistic balance might be better achieved with efforts to increase economic development and more jobs. That kind of program, however, is not the state's policy for regional jobs/housing balance. Localized disparities and needs are often lost in the larger, regional issues.

According to the South Bay Area Transportation Study, in 1987 Lomita was one of the few cities in this area reflecting a near balance between jobs and housing. In their Jobs/Housing Study SCAG projected a growth in the City's employment of 18.8% by the year 2010. This is a very unlikely prediction as the population of Lomita has declined and no major employment centers are being proposed. Projections by SCAG and DOF for Lomita's population also exceed the actual trend. The 1990 Census shows a decline in population from 20,147 in 1987 to 19,382 in 1990. It is expected that the City's population and employment will remain steady in the next five years and will not produce an additional need for housing units.

IV CONSTRAINTS

There are various factors, both public and private which restrict housing production and rehabilitation. Despite the desire of the City to promote the betterment of housing conditions and opportunities, there are limits on City's options.

Some constraints, such as conditions of the local housing market are beyond the City's control. Others are created by the City, and are necessary for overall community well-being.

A. Physical Constraints

Unavailability of Residential Land

As stated previously there is very little vacant residentially zoned land in the City. The few remaining parcels are not readily accessible. There are still several parcels which are under-utilized and if assembled could be developed at a greater than existing density. If the land zoned for multi family were to be developed to capacity, it is estimated that approximately 300 units could be constructed. In the 1984 Housing Element it was reported that 297 units could be built on then multi family zoned land. The City's building permit records indicate that between 1985-1989 building permits were issued for the construction of 342 dwelling units. This is indicative of the in-fill nature of redevelopment of under-utilized parcels.

The City may rezone approximately 2.7 acres of commercial land to multi family use. Such land is located south of Pacific

Coast Highway off of Walnut Street. This property, if rezoned and developed could result in 48 additional units. Currently this land is developed with nonconforming older single family units and is in the hands of many owners.

In addition, the United States Navy has control of 19.6 acres of land zoned R-1-6000, single family residential zone. Currently the property is utilized for fuel storage tanks. If at some future date the Navy abandons this use, 142 single family units could be constructed there. However, the cost associated with cleaning up a site after it has been utilized for oil/fuel related use is prohibitive. It is doubtful that affordable housing could be built on that site.

Infrastructure

Local infrastructure is adequate for fire and sanitation service at present and is adaptable to accommodate growth. Lomita is served by the Los Angeles County Fire Department, Consolidated Fire Protection District. The district reports that additional facilities may be required as density increases, but indicates that there is no difficulty in meeting needs. The City is also in the County Sanitation District. The trunk sewers serving Lomita, Torrance, Rolling Hills Estates, and Palos Verdes Estates jointly have approximately 3.0 million gallons per day capacity available - equivalent to 11,500 more dwelling units for the cities combined. Sewer services will be provided as needed, according to the district. Water supply has been Lomita's major infrastructure problem for many years.

In 1985 the City acquired the Water District and is under a contract with the L.A. County to administer its operation. The City has increased revenues and established a capital improvement program for upgrading the water line system throughout the City. The City has appropriated approximately 4 million dollars for these improvements. Specifically, the City is planning to rebuild a pump station by mid 1990's, rebuild all main distribution lines within ten years and construct a water storage facility, also by mid 1990's.

Although the water distribution system is currently inadequate, the City does not perceive it as a deterrent to residential construction. There has not been any project denial or discouragement due to the underdeveloped system. Recognizing the deficiency, the City has taken positive steps to upgrade the system.

Flood Hazard

The entire City has been identified by the Federal Emergency Management Agency (FEMA) as being located in zone C, areas of minimal flooding. Zone C is outside the 500 year flood boundary. Therefore, flood hazard is not a constraint to development in the City.

B. Market Constraints

Cost and Financing

The City of Lomita is restricted in the effect it can have on housing costs through its limited jurisdictional authority and

through its limited size and relative lack of influence on the regional housing market. As a small contract City in the midst of a highly urbanized and desirable sub-region of Los Angeles County, the market pressures are much greater than is the ability of Lomita City government to affect those pressures.

Production cost factors such as land acquisition and improvements, construction material and labor, financing, overhead and fees are market constraints which impact the affordability of housing. The cost of housing has increased in Lomita in the past decade as land values, construction costs and finance charges continue to increase. The diminishing supply of land available for residential development has driven land and housing cost upward. A recent comparison study for the South Bay area conducted by a local real estate agency shows that the average sale price of a single family unit in 1986 in Lomita was $182,000 and for a condominium $125,000. In 1988 the average sale price was $251,000 and $151,000 respectively.

City required site improvements and amenity costs of housing development are primarily those of street dedication, open space or a fee in lieu of the open space (as per Quimby Act), curbs, gutters, sidewalks, paving and drainage -- those ordinarily associated with health and safety. Lomita has no property tax to affect housing costs.

Financing and availability of loans are not considered a constraint to housing production. A phone inventory of several local banks revealed that loans are available to qualified clients and that the interest rates are not significantly different between banks or surrounding cities. Creative financing is also available to qualified persons and strongly encouraged by banks.

TABLE XX

HOUSING COST IN THE SOUTH BAY AREA

AREA	AVG SALE PRICE 86	AVG SALE PRICE 87	AVG SALE PRICE 88	%INCREASE OVER 86	%INCREASE OVER 87
LOMITA	182,000	206,000	251,000	13.2%	21.8%
REDONDO BCH					
SO REDONDO	206,000	262,000	328,000	27.2%	25.2%
NO REDONDO	180,000	218,000	279,000	21.1%	28.0%
HERMOSA BCH					
W HERMOSA	273,000	303,000	409,000	11.0%	35.0%
E HERMOSA	220,000	276,000	209,000	25.5%	12.0%
MANHATTAN BCH					
W MANHATTAN	311,000	380,000	475,000	22.2%	25.0%
E MANHATTAN	245,000	331,000	422,000	35.1%	27.5%
SAN PEDRO	179,000	218,000	259,000	21.8%	18.8%
SO BAY CONDOS					
PALOS VERDES	234,000	255,000	318,000	8.8%	24.9%
TORRANCE	149,000	154,000	193,000	3.4%	25.3%
REDONDO BCH	182,000	204,000	254,000	12.1%	24.5%
HERMOSA BCH	166,000	170,000	245,000	2.4%	44.1%
MANHATTAN BCH	243,000	308,000	370,000	26.7%	19.9%
LOMITA	125,000	141,000	151,000	12.8%	7.1%
SAN PEDRO	124,000	158,000	168,000	27.4%	6.3%

C. Governmental Constraints

Governmental controls, although unpopular are necessary to protect the community's health, safety and welfare.

Land Use Control

The General Plan and Zoning Ordinance guide development in the City. The requirements of these documents affect the location, type and density of housing and other land uses.

Zoning, while it places limits on the amounts and locations of housing, is a universally accepted tool for protecting and enhancing citizens' lives. The housing pattern in the City has been created by zoning many years ago. All development since the incorporation of the City has been along the established patterns.

In general, the City's residential development standards are not unreasonably restrictive. The density, setbacks, parking requirements and other standards regulating residential development are less restrictive than those of other cities and do not inhibit the development of housing.

The City requirements call for a minimum of 5,000 square foot lots. However, there are many existing lots which are less than the required size. Under the City's non-conforming regulations, the non-conforming lots may continue to exist and be built upon. The new construction, however, must comply with the most current regulations. A variance from the requirements may be applied for if it can be established that a physical hardship exists on the property which prevents the owner from constructing to code.

Twenty foot front and back yard setbacks are required for all new residential uses. In the multi family zones a portion of the front and rear yard setbacks may be counted towards open space requirement. A five foot sideyard setback is required except on a corner lot where 10 foot side yard is required.

There are many units in the City which have 2 or 3 foot side yard setbacks and between 15-18 foot front and rear yard setbacks. The City allows additions along the existing setback lines. Only new construction must comply with the latest requirements.

The City requires a two car garage for each unit with up to four bedrooms and a three car garage for units with five or more bedrooms. There is a duel reason for requiring a three car garage for larger homes. One is to provide for storage of vehicles and the other is to discourage the construction of larger homes, which are normally not affordable to Lomita residents. A smaller home is more affordable and is keeping with the nature of existing neighborhoods in the City.

The City has a height limitation on all residential uses. Height limits accomplish two objectives; protect views and prevent "towering". A common complaint from neighborhood residents is that views are being eliminated by new construction. The City has designated an area where a majority of units enjoy a view.

The height limit in that area is 16 feet where there is a view obstruction and 27 feet (2 stories) where it is determined that the height will not obstruct anyone's view. The height limit in the remaining residentially zoned areas is 27 feet and 2 stories.

The City does not calculate lot coverage or use floor area ratio to determine the size of a building. The required setbacks and height limits dictate the size of the building.

The City's land use controls are not the cause for constraints on the production of housing. Rather, it is the nature of the economy as well as the lack of vacant land which affect housing construction.

Building Codes

Unusual and overly restrictive building codes and standards can be used by a City to influence the number and/or types of housing. Lomita has not adopted such restrictive measures. The Los Angeles County building code governs standards for construction in Lomita.

The California Energy commission has developed guidelines to implement energy conservation regulations. These are the minimum standards the state allows cities to enforce. Serving as a mitigation tool to help reduce electricity and natural gas consumption, they add to the cost of construction of housing.

Development Fees

The City believes that its planning and building permit fees are not a constraint on the construction, maintenance or improvement of housing. The City recently increased its conditional use permit and zone variance fees to $300.00 and its site plan fee to $75.00. Even so, as indicated in Table XXI, Lomita planning fees are among the lowest in the South Bay area of Los Angeles County.

The City, in most cases does not derive full compensation for staff hours through development fees. This "carry" project policy where fees do not reflect the actual cost of performing services results in the reduction of front end expenses to developers.

State law authorize school districts to collect development fees for residential, commercial and industrial developments. For new residential construction and additions to an existing structure of 500 square feet or larger, the fee is $1.50 per square foot of the new construction. A 500 square foot addition to a house result in $750 school district impact fee. This fee has a potential of influencing development, especially in a case of a low-income family wishing to add on to relieve overcrowded conditions.

The City does not retain an in house engineering department. Building inspection, plan check and permit issuance are contracted for with the Los Angeles County Department of Public

Works. The county's fees are very reasonable and in line with other cities and counties in the Los Angeles area.

Permit Processing

The City's policy is to process development cases as soon as legally feasible, as unnecessary delays add to the cost of construction. Single family residences and simple additions may be approved by staff without a hearing, if the development meets all codes. All other residential and commercial developments require Planning Commission and/or City Council approval. Those cases are processed within one month of submittal. Tentative tract and parcel maps require additional time. The plan checking period is also relatively short. It takes anywhere from three to six weeks to plan check a project. This compares favorably to surrounding cities.

State and Federal Constraints

The future of state and federal housing programs is uncertain. With each administration, programs, funding levels and distribution of funds change. As a result there is not an adequate predictable, and steady flow of capital for funding certain housing programs. The recent federal and state budget cuts and income tax modification impair the City's ability to

cooperate with private developers in making affordable housing available.

Another constraint is Article 34 of the State Constitution which requires a referendum on construction of government assisted housing. The City of Lomita successfully put such a referendum on the ballot in 1980 to further its intent of providing senior citizen housing, but in April, 1984, Lomita resident voted down 30 units of low-income family housing.

Quimby Act Park Fees

The City has recently adopted an ordinance implementing the Quimby Act. Under the Quimby Act, cities may require park land dedication or fees for future parks from developers of subdivisions of residential lots. If fees are collected, they must be spent, within five years, on acquiring park land, building new facilities, installing recreational equipment or rehabilitating existing facilities.

This requirement may minimally increase the cost of construction and eventually the sale price of a house, however, its adoption was necessary to assure adequate open space for the City's current and future residents.

New Construction Tax

The City has been experiencing a period of intensified development which resulted in the shift in population, increase

in traffic and in the demand for City services. In order to insure future provisions of adequate police, fire and traffic services and to insure that the City's infrastructure is maintained and expanded to keep up with the increased use created by the development, the City adopted a development tax for all new construction. Every person constructing a new residential unit shall pay $1,000 for each such unit. A similar tax was adopted for commercial and industrial development.

TABLE XXI

DEVELOPMENT FEES

Type	CITY					
	Lomita	Manhattan Beach	Hermosa Beach	Lawndale	El Segundo	Rancho Palos Verdes
Zone Change	300	625	564	500	500	600
CUP	300	625	376 456(res)	250	400	600
Variance	300	625	376	200	300	400
Site Plan	75	625	based on valuation	150	100	145
Gen. Plan-Amendment	300	625	564	500	500	800
Appeals	150	248	1/2 of fee	1/2 of fee	95	135
Tract Map	* 300	375+	456+	250	350+	2500
Parcel Map	* 300	375+	456+	250	350+	1000
Lot Merger	-0-	-0-	403	50	250	235
Lot Line-Adjustment	150	-0-	403	50	250	150

* = PLUS $50 PER LOT

D. Efforts to Mitigate Constraints

Many of the constraints which influence the production and rehabilitation of housing units as described in the previous section are beyond the City's control and jurisdiction. However, the City has made a conscious effort to minimize constraints resulting from governmental actions.

The land use controls in the City are not overly restrictive. The majority of the land is already developed. Any significant new construction will occur as a result of redevelopment of the older units. Under the current requirements the density of the new units will not necessarily be less restrictive. However, the new units will be placed on the property in an orderly fashion and will be aesthetically and environmentally pleasing.

The zoning requirements, including setbacks, building height and coverage, have not discouraged housing development. The City's zoning regulations are less restrictive than those of most of the other cities in Southern California.

To further allow moderately priced units the City allows the construction of senior housing, granny flats (on residential lots of 10,000 square feet or larger), mobile homes on permanent foundations in the R-1 Zone and move-on units in all residential zones provided they meet City codes.

Mobilehome parks, although classified legal non-conforming, are allowed to remain on their sites, and there is no pressure from the City to close them down.

The City has constructed two senior citizen housing complexes for a total of 145 units and allowed construction of an 88 unit senior citizen condominium project, where due to certain subsidies the cost of the units are below the fair market value.

In addition, the City participated in obtaining a state loan and approval for the conversion of a mobile home park to resident ownership park. In 1987 the City rezoned a four acre mobile home park site from commercial to multi family residential use and permitted the construction of 37 townhomes on a portion of the land. The remaining portion of the mobile home park site (40 units) was converted, with the City's and the developers of the townhomes cooperation to a low-income cooperative.

The City is currently negotiating with a property owner to acquire a 20,000 square foot parcel for the purpose of constructing 25 lower income senior citizen units adjacent to an existing senior citizen complex. The subject property is developed with nine substandard units, occupied by tenants. Under the requirements of the Uniform Acquisition and Relocation Act (Uniform Act-1970) the tenants will be assisted in relocation to safe, decent and affordable units.

The City is under contract with the Los Angeles County Housing Authority to provide and administer the Section 8 Rental Assistance Program. Currently 73 households receive such assistance, and many more are on the waiting list.

Development fees in the City are among the lowest in this area. The City has not made any attempt to derive full compensation for staff hours for review of development to reduce the front-end expenses of developers. Table XXI compares development fees of several local cities.

The City has always been receptive to new and creative ways to provide affordable housing units. The City will consider and support private proposals for lower income units, as well as seek funds for land acquisition for the purpose of constructing low income housing.

V. Housing Programs

A. State Goals

Considering the continued addition of 150,000 new households to California each year along with an aging housing supply, the state and its local communities are faced with a complex challenge. Therefore, the State of California has adopted the following goal to guide all housing activities in the state:

> "The Legislature had found the subject of housing to be of vital statewide importance and declared the early attainment of a 'decent home and satisfying environment for every Californian to be a priority of the highest order."
>
> (Government Code 65580)

State Policy Objectives:

1. The provision of decent housing in a satisfying environment for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.

2. The provision of housing selection by location, type, price and tenure.

3. The development of a balanced residential environment with access to employment opportunities, community facilities and adequate services.

To meet the state goals and objectives, each City is required to develop a housing program which address their City needs. Lomita has implemented several housing programs which reflect the City's built-out nature. With very few sites available for housing construction the City's programs emphasize housing rehabilitation and preservation, rather than new housing construction. However, the City is continually striving to expand the availability of housing units to lower income residents. As stated previously, the City acquired land and constructed two low income senior citizen/handicapped complexes with a total of 145 units. In addition, the City provided financial and administrative support for two privately owned senior citizen housing developments with a total of 128 units. The Los Angeles County Housing Authority owns and operates 298 low income units in Lomita. These units provide affordable housing to Lomita and County residents.

Listed below are programs and policies the City is implementing towards the attainment of affordable and decent housing units for all residents of the City.

B. Local Objectives and Programs

I. Objective - To insure that the existing housing stock provides a healthy and safe environment to all citizen of Lomita.

A. Policy - Protect the quality of the sound housing stock and rehabilitate substandard dwelling units.

1. Program - Provide emergency loans for housing rehabilitation.

a. Implementation - Provide direct loans to lower income owner-occupants for emergency repairs of health, safety and building code violations only. (1986 - July 1988).

Although some programs clearly apply to more than one policy or objective, for the sake of brevity, such programs will be listed once.

Source of funding - Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

Number of units - 5
Goal for the next five years - 8 units

Amount - $3,000 maximum per loan, $15,000 total.

Due to lack of interest by Lomita residents, this program has not been very active. The funds are available to anyone who applies and qualifies under the low income rule.

b. Implementation - Provide loans to owner-occupants and rental property owners.
1983 - ongoing.

Source of funding - Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

Number of units - 5
maximum loans $5,000 per unit
$4,000 average subsidy
Goal for the next five years - 5 units.
Amount - $20,000.

2. Program - Provide rebates to residential property owners who engage in housing rehabilitation.

a. Implementation - City program of 30% or 50% rebates principally to low and moderate income households, including rental units. (Ongoing).

Source of funding - Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

Number of units - Approximately 30 units per year. (143 total).

Goal for the next five years - 150 units

Amount - $30,000 annually, an average of $1,000 per rebate.

3. Program - Provide home maintenance through a "Handyworker" program, including accessibility features for the disabled. (1980 - ongoing).

    a. Implementation - The City provides tools and material costs up to $200 per elderly or disabled applicant. Labor is free to applicants. This program is limited to owner-occupied residential structures. Ramps and other handicap accessibility features are also eligible under this program.

Source of funding - Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

Number of units - 567.
Amount - $25,000 annual total.
Goal for the next five years - 500 units.

4. Program - Rehabilitation and Modernization of the low income family Harbor Hills Project.

a. Implementation - Cooperate with the Los Angeles County Housing Authority who conducted the rehabilitation. Completed in 1988.

Source of funding - U.S. Department of Housing and Urban Development through the Los Angeles County Housing Authority.

Agency - Los Angeles County Housing Authority.

Number of units - 298.
Amount - $912,000 for the overall project. (County funds).

B. Policy - Correct blighted neighborhood conditions.

1. Program - Upgrade the quality of public facilities and services.

a. Implementation - Street reconstruction, sidewalks, curbs, gutters, clean up and paving of alleys and the construction of access ramps for the handicapped.

Source of funding - Community Development Block Grant and State gas taxes.

Agency - City Administrator's Office, Housing and Community Development Office, Assistant City Administrator and Director of Public Works.

Amount - Funds are set aside and are used as needed. Goal for the next five years is to repair and maintain public facilities on as needed basis to prevent deterioration, and to continue construction of handicapped ramps throughout the City.

b. Implementation - develop capital improvement plan for modernization and replacement of City's water system. The City took over the L.A. County Water District serving Lomita in 1988. Under the County's administration the water system was becoming antiquated and dilapidated. The City took it over in order to provide better services to its residents and to upgrade the system.

Source of funding - Water billing fees, Assessment District fees, City's General Fund.

Agency - City Administrator's Office.

Amount - 4 million dollars to be spent over a ten year period for a pump station, water lines improvement and water storage facility.

c. Implementation - Acquisition of site and construction of a public works maintenance yard. Citizens will benefit from consolidation

of services, local personnel and administration and local repair of equipment. (Land acquired in 1985, building and yard currently under construction).

Source of funding - City's General Fund, Gas tax funds.

Agency - City Administrator's Office.

Amount - $600,000 for acquisition of site and construction.

II. Objective - Meet the needs of socially and economically heterogeneous population.

A. Policy - Encourage diversity of housing types, sizes, locations and costs for lower income persons.

1. Program - Continue cooperation with Los Angeles County Housing Authority on its Section 8 Existing Housing Assistance Payments Program, for low income persons. (Ongoing, began in 1978).

a. Implementation - Provide staff time for limited local coordination.

Source of funding - Community Development Block Grant Program.

Agency - City Administrator's Office, Housing and Community Development Office.

Number of units - 73 units are currently under the Section 8 Program.

Goal for the next five years - 57 additional Section 8 units/certificates.

2. Program - Facilitate zoning regulations to promote and encourage the provision of a variety of affordable housing types.

    a. Implementation - Mobile Home Park Cooperative - The City assisted residents of a mobile park to acquire the site. As a result 40 mobile homes were preserved and are under private (lower income) ownership.

Source of funding - City's General Fund.

Agency - City Administrator's Office.

    b. Implementation - Senior Housing Ordinance the City allows senior housing in all residential zones. Location in other zones will also be considered if certain criteria for meeting senior citizen's needs are met. The development standards for senior housing units are less restrictive than those for conventional housing.

Source of funding - City's General Fund.

Agency - City Administrator's Office, Planning Department.

c. Implementation - Granny Flats and Mobile homes - the City allows second units or "Granny Flats" in single family residential zones. Such units must meet certain development criteria and be located on lots of over 10,000 square feet. The City also allows mobile homes on permanent foundation and move on units in single family and multi-family residential zones.

Source of funding - City's General Fund.

Agency - City Administrator's Office, Planning Department.

d. Implementation - Land Use Controls - use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses. Utilize environmental and developmental review procedures to ensure that all new residential developments are provided with adequate open space, livable space, public facilities and services. Periodically review the zoning and other ordinances to insure that the regulations reflect the

Housing Element's goals and programs while maintaining desirable development standards.

Source of funding - City's General Fund.

Agency - City Administrator's Office, Planning Department.

3. Program - Facilitate development of low-rent elderly housing units.

a. Implementation - Cooperate with other cities in the region to fund and build housing units for the elderly. Local cities contributed portion of their CDBG funds toward purchase of a site. The City is currently in the process of purchasing a site for a future construction of 25 low income senior citizen units.

Source of funding - Community Development Block Grant.

Agencies - Cities of Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates and Lomita.

Amount - $750,000.

b. Implementation - City coordinated activities with state agencies for the purchase of a 40 unit mobile home park by park residents. The City rezoned the park from commercial to

multi-family residential, to eliminate the park's non-conforming status. (1988-1989).

Source of funding - City's General Fund.

Agency - City's Administrator's Office, Planning Department.

Goal for the next five years - The City will cooperate and provide administrative support to any mobile home park wishing to incorporate and purchase their park under the state regulations.

B. Policy - Make efficient use of land; create land patterns which encourage construction of affordable housing.

1. Program - Land Use controls which separate conflicting land uses and housing types.

a. Implementation - Strict enforcement of zoning ordinance. (Ongoing).

Source of funding - City General Fund.

Agency - City Planning Commission, Lomita City Council, City Administrator's Office, Planning Department.

2. Program - Review general plan and zoning ordinance for options to encourage and retain affordable housing.

a. Implementation - Investigate how land use regulations could be changed to facilitate development of housing for all economic segments of the community, including low and middle income families and senior citizens.

Source of funding - Community Development Block Grant and/or City General Fund.

Agency - City Planning Commission, Lomita City Council, City Administrator's Office, Planning Department.

b. Implementation - Investigate possible changes and encourage preservation and improvement of mobile home parks. One mobile home park re-zoned from commercial to multi-family residential in 1988.

Source of funding - City General Fund.

Agency - City Planning Commission, Lomita City Council, City Administrator's Office, Planning Department.

C. Policy - Encourage the use of flexible and innovative techniques of site and housing design within the framework of the zoning ordinance and building code.

1. Program - Study options for special efforts to encourage flexible and innovative techniques of site and housing design.

    a. Implementation - Initiate a review of new development regulation trends and techniques of site and housing design.

Source of funding - City General Fund.

Agency - City Planning Commission, Lomita City Council, City Administrator's Office, Planning Department.

D. Policy - Promote open and free choice of housing for all.

1. Program - Provide fair housing services for Lomita renters and owners. (Ongoing).

    a. Implementation - Continue to cooperate with Los Angeles County who contracts with Metro-Harbor Fair Housing Council to provide housing discrimination and landlord-tenant dispute counselling for Lomita renters and owners.

Source of funding - Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

2. Program - Provide housing location services for Lomita's disabled residents. (Funded on a year to year basis).

    a. Implementation - Allocate funds to the Westside Center for Independent Living to provide housing assistance services to disabled persons. For the past five years, the City contributed funds to the WCIL. In the 1989-90 fiscal year, WCIL did not re-apply for funds. However, the City is contributing by providing rent-free office space in the City Hall to WCIL.

Source of funding - Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

In addition to the above programs, the City operates a subsidized Dial-A-Ride program for the elderly and handicapped. This service is available City-wide and to certain other destinations outside of the City, such as hospitals, shopping centers, etc. Funding for this program is through the Proposition A Local Return Funds and it is administered by the City Administrator's office.

C. Evaluation of the 1984 Housing Element

The California Statute requires that a periodic review and evaluation of the Housing Element be conducted, but not less than every five years. The previous Housing Element was updated in 1984 (adopted in 1985). The following is an evaluation of the housing programs listed in the 1984 Housing Element.

In the last five years the most active City programs included the residential rebate and property maintenance through the handywoker programs. The goals of those two programs have been met, with a total of 143 rebates and maintenance of 567 units. The above two programs are very popular with the City residents, and the City will continue to provide them in the next five years.

Due to the lack of interest by the City residents, the loan programs have not been active. Although, the City staff has advertised and promoted the loan programs, very little interest was received. Under the loan program, the applicants have to qualify for a loan from a lending institution. Those who have applied for this program did not qualify for loans and, therefore, withdrew from the program.

The City has cooperated with the Los Angeles County Housing Authority in their efforts to renovate the 298 units Harbor Hills Housing Project. This was completed in 1988.

In the past five years the City paved several alleyways and streets in low income neighborhoods in order to correct blighted conditions. In addition, the City took over the County run Water District and developed a capital improvement plan to correct deficiencies in the water system City wide.

The City has, in the last five years, contracted with Los Angeles County Housing Authority for the administration of the Section 8 Rental Assistance Program. Currently 73 households receive assistance under this program.

The City also contracts with the Metro-Harbor Fair Housing council who provide counseling to landlords and tenants in cases of discrimination or other disputes.

Further, the City has been putting aside, in the past several years, CDBG funds donated by neighboring communities. These funds were set aside for land acquisition for the construction of additional lower income senior citizen housing. To date, the City has accumulated $750,000 and is currently negotiating for the purchase of a site.

Other accomplishments since 1984 include revisions to the City's Zoning and Subdivision Ordinances. The provisions for mobile homes, granny flats, and move-ons in single family residential zones provide one with an opportunity for affordable housing.

The goals of the City of Lomita have not changed since the 1984 element. While reflecting local community values, the goals are consistent with the legislative intent of Article 10.6. Goals are general statements of purpose and may extend beyond the time frame of this Housing Element (1989-1994). Many of the programs which will be implemented in the time span of this update do not differ greatly from the ones listed in the 1984 Housing Element. These programs have proven to be successful and will be continued. Other programs proposed for implementation reflect the current needs, conditions and funding availability. With very limited number of sites available for housing construction this element stresses programs which will maximize housing rehabilitation and preservation rather than new housing construction.

CONCLUSION

There will continue to be many who will desire to establish a home in Lomita in the future. The community's location near employment centers, its good climate and otherwise pleasant environment make it an attractive place to live. The supply of housing for those who many wish to live in the City will be affected by the diminishing land availability and other elements limiting supply and affordability. Trends in land and construction costs can mean that fewer single-family dwellings will be affordable.

According to SCAG, in order to meet the regional share of lower income housing units, the City must provide 268 lower income units in the next five years. The many existing older homes in the City provide relatively decent, safe and affordable units to lower income residents. In the next five years the City will construct 25 low income senior citizen units; meet its goal through cooperation with the Los Angeles County Housing Authority, to provide additional 57 Section 8 certificates; provide rebates for rehabilitation of substandard units to 150 families, both renter and owner occupied; and provide tools, materials up to $200 and free labor for home maintenance for elderly and handicap persons, for approximately 500 units.

The City is continually making repairs and improvements to its 145 lower income units, as well as monitors repairs and appearance of the 298 Harbor Hills low income units.

In addition, the City has available two types of loan programs. The first one consists of direct loans for emergency repairs, and the second is a subsidized loan program for owner and renter occupied units. Although these two programs have not been popular with Lomita residents, the City makes them available. The goal for the next five years is to rehabilitate 13 units through these two programs.

The City Council is committed to meeting the City's housing needs. Due to the unavailability of vacant land and resources for new construction, the City will concentrate its efforts on recycling and modernizing all of its land uses in a balanced manner. This means stressing the conservation of the existing neighborhoods and housing.

The limited availability of undeveloped land and the density and extent of residential development in the urbanized areas make it unlikely that the SCAG's five year goals can be achieved. The City anticipates that future growth in the next five years will be comparable or less than the development that has occurred over the past five years.

VI APPENDICES

APPENDIX A

Environmental Clearance

Pursuant to Article 10.6 of the Government Code and the California Environmental Quality Act (CEQA), for a local general plan, element or amendment thereto, the City must determine whether or not the project will have a significant environmental effect on the state, region or area where it is located.

An initial study was conducted and it was determined that the Housing Element Update will not cause a significant effect on the environment. The Initial Study and the Negative Declaration are hereby attached and made part of this element.

CITY OF LOMITA
ENVIRONMENTAL CHECKLIST FORM
(INITIAL STUDY, PART 2)
(To Be Completed By Lead Agency)

I. BACKGROUND

1. Name of proponent CITY OF LOMITA

2. Address and telephone number of proponent

24300 NARBONNE AVENUE, LOMITA, CALIFORNIA 90717

3. Date checklist submitted JULY 12, 1990

4. Agency requiring checklist CITY OF LOMITA

5. Name of project, if applicable REVISION OF THE HOUSING ELEMENT AS REQUIRED BY ARTICLE 10.6 OF THE GOVERNMENT CODE

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	YES	MAYBE	NO
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	___	___	X
b. Disruptions, displacements, compaction or overcovering of the soil?	___	___	X
c. Change in topography or ground surface relief features?	___	___	X
d. The destruction, covering or modification of any unique geologic or physical features?	___	___	X
e. Any increase in wind or water erosion of soils, either on or off the site?	___	___	X

	YES	MAYBE	NO
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any beach bay, inlet or lake?	—	—	X
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	—	X
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	—	—	X
b. The creation of objectionable odors?	—	—	X
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	—	—	X
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	—	—	X
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	—	—	X
c. Alterations to the course or flow of flood waters?	—	—	X
d. Change in the amount of surface water in any water body?	—	—	X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	—	—	X

	YES	MAYBE	NO
f. Alteration of the direction or rate of flow of ground waters?	___	___	X
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	___	___	X
h. Substantial reduction in the amount of water otherwise available for public water supplies?	___	___	X
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	___	___	X
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	___	___	X
b. Reduction of the numbers of any unique, rare or endangered species of plants?	___	___	X
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	___	___	X
d. Reduction in acreage of any agricultural crop?	___	___	X
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	___	___	X

	YES	MAYBE	NO
b. Reduction of the numbers of any unique, rare or endangered species of animals?	—	—	X
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	X
d. Deterioration to existing fish or wildlife habitat?	—	—	X
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	—	—	X
b. Exposure of people to severe noise levels?	—	—	X
7. Light and Glare. Will the proposal produce new light or glare?	—	—	X
8. Land Use. Will the proposal:			
a. Result in a substantial alteration of the present or planned use of the project area, or any land outside the project area?	—	—	X
b. Require a variance, conditional use or rezoning application?	—	—	X
c. Conflict with the general plan?	—	—	X
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	—	—	X
b. Substantial depletion of any nonrenewable natural resource?	—	—	X

	YES	MAYBE	NO
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	X
b. Possible interference with an emergency response plan or an emergency evacuation plan?	—	—	X
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	—	—	X
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	X	—	—
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	—	—	X
b. Effects on existing parking facilities, or demand for new parking?	—	—	X
c. Substantial impact upon existing transportation systems?	—	—	X
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	X
e. Alterations to waterborne, rail or air traffic?	—	—	X
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	X

	YES	MAYBE	NO
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	—	—	X
b. Police protection?	—	—	X
c. Schools?	—	—	X
d. Parks or other recreational facilities?	—	—	X
e. Maintenance of public facilities, including roads?	—	—	X
f. Other governmental services?	—	—	X
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	—	—	X
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	—	X
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	—	—	X
b. Communications systems?	—	—	X
c. Water?	—	—	X
d. Sewer or septic tanks?	—	—	X
e. Storm water drainage?	—	—	X
f. Solid waste and disposal?	—	—	X

	YES	MAYBE	NO
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	___	___	X
b. Exposure of people to potential health hazards?	___	___	X
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	___	___	X
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	___	___	X
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	___	___	X
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	___	___	X
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	___	___	X
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	___	___	X
21. Development. Could the project serve to encourage development of presently underdeveloped or intensify development of already developed areas?	___	X	___

	YES	MAYBE	NO
22. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	___	___	X
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	___	___	X
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	___	___	X
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	___	___	X

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

12. HOUSING- The Housing Element Update 1989 contains programs to preserve, improve and develop housing in accordance with state law. The Housing Element itself will not create a demand for housing.

21. DEVELOPMENT-Programs listed in the Housing Element call for the encouragement of redeveloping underutilized and underdeveloped properties to provide a variety of housing units for all economic groups in Lomita.

IV. DETERMINATION
(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. [X]

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. [ ]

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. [ ]

7-13-90
Date

Yolanta Schwartz
Signature

SCHWARTZ YOLANTA
Print or type name

For CITY OF LOMITA

ENVIRONMENTAL IMPACT ASSESSMENT
NEGATIVE DECLARATION

PROPOSED REVISION TO THE GENERAL PLAN RELATIVE TO THE HOUSING ELEMENT UPDATE-1989, AS REQUIRED BY ARTICLE 10.6 OF THE GOVERNMENT CODE.

IMPACT:

1. The proposed project complies with the present zoning and General Plan designations.

2. No unique or significant natural features including, but not limited to animal life, fish life or plant life, or its habitat or movement are to be adversely affected.

3. No archeological, cultural, historical, recreational, or scenic sites are to be adversely affected.

4. This project will not result in a significant dislocation of people.

5. The project will not result in a substantial detrimental effect on air or water quality or on ambient noise levels for adjoining areas.

6. The project will not have a substantial and demonstrable negative aesthetic effect.

7. The project will not breach any published national, state or local standards relating to solid waste or litter control.

8. The project will not create any hazards including, but not limited to flooding, erosion or siltation.

9. The project is not subject to major geologic hazards.

10. This project will not create additional traffic or hazardous transportation patterns.

11. The project will not result in the need for public services beyond those presently available or proposed in the near future, and the project will not have a significant growth inducing impact.

12. The project does not appear to generate major environmental controversy.

FINDINGS: The Environmental Review Committee finds that the proposed project will not have a significant effect upon the environment. The Committee, therefore, recommends that the City approve a negative declaration for this project.

JULY 13, 1990
DATE

Richard Kawasaki
RICHARD KAWASAKI, SECRETARY
ENVIRONMENTAL REVIEW BOARD

D#4

APPENDIX B

Public Input

According to Article 10.6 of the Government Code, citizens must be given an opportunity to review and comment on the Housing Element Update prior to its adoption by the City Council.

This Housing Element Update was developed through the combined efforts of the City staff, the public, Planning Commission, and City Council. Citizen input was received at public hearings held by the Planning Commission and City Council prior to the adoption of this element. Notices concerning the hearings were posted at the City Hall, the library, post office and the Parks and Recreation Department Building. A copy of the element was available for public review at the library and City Hall public counter prior to the meetings. Notices of hearings and minutes from meetings are hereby attached and made part of this element.

CITY COUNCIL

CHARLES BELBA
HAROLD S. CROYTS
ROBERT T. HARGRAVE
PETER J. ROSSICK
CHUCK TAYLOR

ADMINISTRATION

WALKER J. RITTER
CITY ADMINISTRATOR

DAWN TOMITA
CITY CLERK

CITY OF LOMITA

NOTICE OF PUBLIC HEARING

CITY OF LOMITA HOUSING ELEMENT UPDATE 1989

NOTICE IS HEREBY GIVEN that the Lomita Planning Commission will hold a public hearing regarding the City of Lomita Housing Element Update 1989. The 1989 Housing Element is a reflection of Lomita's growth and changes during the past five years. California State law requires that each city update their Housing Element every five years.

Said hearing will be held on Tuesday, September 11, 1990, at 7:00 p.m. in the Council Chambers of Lomita City Hall, 24300 Narbonne Avenue. Testimony both for and against this matter will be heard at that time.

Staff has determined that this request will not have a negative effect upon the environment and issued a Negative Declaration for this project. Documentation concerning this project may be reviewed at City Hall prior to the public hearing.

If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence received at or prior to the public hearing.

Questions pertaining to this matter can be directed to the City Planning Department, 325-7110.

JULIA G. SCHRODER
PLANNING SECRETARY

POSTED: AUGUST 20, 1990

#7

PLANNING COMMISSION

MINUTES OF PUBLIC HEARING

SEPTEMBER 11, 1990

9. PROPOSED HOUSING ELEMENT REVISION

Consultant Schwartz reviewed the revised housing element 1989 for the City of Lomita.

She explained that before the Housing Element goes to the City Council, it must first be approved by the Planning Commission then sent to the State. The state will review it, comment on it, send back comments. If recommendations or revisions are suggested, staff will have to make them. Once the City Council approves it by resolution, the final copy will be sent to the State for approval.

She stated staff recommends that the Commission recommend approval of the Housing Element and negative declaration to the City Council for adoption by resolution.
Mr. Ritter stated it encompasses the programs that are already in effect. More low income housing it not being proposed except for the senior citizen project. No new programs are being proposed. Staff is suggesting the Housing Element be sent to the state for their review and comments.

Chairman Estrada declared the public hearing open.

Commissioner Sagers moved to close the public hearing. Commissioner Wilkinson seconded the motion which carried unanimously.

Commissioner Sagers moved to approve the Housing Element and recommend approval to the City Council. Commissioner Williams seconded the motion which carried by the following vote:

AYES:	COMMISSIONERS:	Carswell, Jones, Liston, Sagers, Wilkinson, Williams and Chairman Estrada
NOES:	COMMISSIONERS:	None

APPENDIX C

FUNDING MECHANISMS FOR HOUSING PROGRAMS

There are many local, state and federal housing programs available for the construction or subsidy of lower income housing. Not all of the programs are applicable to every city. Due to limited funding, small staff and other factors, not every city can take advantage of all of the available programs. The City of Lomita has implemented many of the programs as described in Section V of this document. The following pages discuss the currently available local, state and federal housing programs.

Local Programs

1. Density Bonuses and Other Incentives

In 1979, the State Legislature passed Assembly Bill 1151 (AB1151) requiring local governments to offer either density bonuses or other incentives to developers who agree to construct either:

a) Twenty-five percent of the total units in a housing development for low and moderate income persons; or

b) Ten percent of the total units of a housing development for lower income households; or

c) Fifty percent of the total dwelling units of a housing development for qualifying residents.

This density bonus shall apply to housing developments consisting of five or more dwelling units. If a density bonus is granted it must be at least 25 percent above the present allowable zoning.

In lieu of a density bonus, a local government may provide at least two other incentives. Incentives suggested include: 1) exemption from park dedication requirements and the payment of fees in lieu thereof; 2) City construction of public improvements appurtenant to the proposed housing development; 3) Local write-down of land costs and 4) Exemption from any provision of local ordinance which may cause an indirect increase in the cost of the units to be developed.

2. Multi-Family Bond Program

This program (AB655) utilizes tax exempt revenue bonds issued by the County and does not involve any pledge of County revenues, taxes or assets. The Los Angeles County Community Development

Commission has implemented this program for new multi-family rental housing. Bonds are issued for projects meeting the following criteria:

a) Meet program requirements,

b) Are located in the unincorporated areas of the County or are located in the incorporated areas with approval by both the city and the county and the execution of a "Cooperative Agreement",

c) Have the commitment fee paid by the developer, and

d) Have the necessary credit support from a private lender.

Financing is being provided by the Federal National Mortgage Association (FNMA). Loans are amortized for thirty (30) years and are due twelve years after the sale of bonds. Loan rates depend on market conditions at the time of the sale of the bonds. Loans must be originated and serviced by multi-family lenders approved by FNMA.

3. Mortgage Revenue Bonds

Under this program local governments are able to offer low interest mortgage loans for households who have difficulty obtaining conventional financing. Mortgage revenue bonds may be issued for single family or multi-family housing.

MRB's for single family housing are issued to finance the purchase or rehabilitation of owner-occupied homes. Proceeds from the bond sales are used to make mortgage or rehabilitation loans to qualified low or moderate income home buyers. The bonds are serviced and repaid from the mortgage payments by the property owners.

Multi-family MRB's are used to finance construction and mortgage loans as well as capital improvements for multi-family housing. Federal law requires that 20 percent of the total units in an assisted project be reserved for lower income households (80 percent of median income).

4. Marks-Foran Residential Rehabilitation Act

The Marks-Foran Act authorizes cities, housing authorities, counties and redevelopment agencies to issue tax exempt revenue bonds to finance residential rehabilitation. The issuer must designate certain area for targeted rehabilitation and make a commitment to enforce rehabilitation standards on 95 percent of the structures.

Marks-Foran rehabilitation loans may be made for up to forty years, up to a maximum of $35,000 per unit, or 95 percent of the

anticipated value of the property after rehabilitation.

Also eligible is the construction of new infill housing for low and moderate income persons in the designated rehabilitation area, and the acquisition of real property for rehabilitation. Marks-Foran loans are made through private lenders and must be insured. Community Development Block Grant funds may be used to provide loans and insurance.

State Programs

1. Senior Citizens Shared Housing Program

This program provides grants to local governments and nonprofit organizations to assist seniors in finding others with whom they can share housing. Services funded by the grants include: information and referrals, outreach, client counselling, placement and follow-up.

2. California Self-Help Housing Program

This program provides grants and loans to local government agencies and non-profit organizations to assist low and moderate income families to build or rehabilitation their homes using their own labor. Both mortgage and technical assistance funds are available.

3. Mobilehome Park Assistance Program (MPAP)

The MPAP provides both financial and technical assistance to low income or senior citizen mobilehome park residents or to organizations formed by park residents who wish to purchase their mobilehome park. Loans are available for up to thirty years with a 7 percent interest rate per year.

4. Farm Labor Housing Rehabilitation Loan Program

The Farm Labor Housing Rehabilitation Loan Program (FLHRLP) was established in 1986 to help meet the housing needs of agricultural employees in California through the rehabilitation of existing farm labor housing that is not in compliance with the Employee Housing Act. The program, provides up to 50 percent matching loan funds to owners of farm labor housing. The maximum interest rate under the program is 7 percent and payments may be deferred. The initial loan term is five years and there is an option to extend for up to five years. Eligible expenses include site preparation, demolition and off-site work; services in connection with the planning, execution or financing of the project; material and labor.

5. Emergency Shelter Program

The Emergency Shelter Program provides direct grants to local government agencies and non-profit corporations that shelter the

homeless on an emergency basis. Eligible grant activities include rehabilitation or expansion of existing facilities, site acquisition, equipment purchase, one time rent to prevent eviction, vouchers and administrative costs not to exceed more than 5% of any single grantee award.

6. Special Use Housing Rehabilitation Program (SUHRP)

The SUHRP was established in 1983 by SB26 (Petris). The program utilizes a 3 percent, 30 year deferred payment loan which provides up-front subsidies for the rehabilitation and/or acquisition of substandard housing. SUHRP funds may be used for acquisition and/or rehabilitation of substandard apartments which will be occupied by the elderly; group residences and apartments which will be occupied by the physically, developmentally or mentally disabled and residential hotels which will be occupied by low or very low income persons.

7. Predevelopment Loan Program

The Predevelopment Loan Program (PLP) provides 7 percent loans to local government agencies and non-profit corporations. These loans can be used for a variety of predevelopment expenses incurred in securing the long term financing for the production or rehabilitation of subsidized low income housing. Loan funds may be used to purchase land or land options; pay advance fees for architectural, engineering, consultant, legal service or permit fees, site preparation expenses including sewer and water development and other related costs or loans to eligible borrowers for land purchase to land bank sites for future development for low income housing.

8. California Housing Financing Agency - Direct Lending (CHFA)

This program provides mortgage loans to local housing agencies, profit oriented developers and non-profit organizations for the construction or rehabilitation of multi-family units. The agency lends directly to the sponsor through a loan underwriting process. The loan is contingent upon the sponsor providing rental assistance for all, or a portion, of the units. The rental assistance allocations are made by HUD under the Section 8 Program but are administered by CHFA.

9. California Housing Finance Agency - Home Ownership and Home Improvement Loan Program (HOHI)

Under this program local governments designate areas that are in need of rehabilitation and request CHFA financing for the purchase and/or rehabilitation of housing by low and moderate income persons. Local lenders, in turn, purchase commitments from CHFA to originate and service loans in the designated areas. Loans are made by private lenders to owner-occupants and, in some cases to non-occupant investors. These below market rate loans are insured and may be used for rehabilitation, purchase,

purchase with rehabilitation and refinancing with rehabilitation. In order to qualify for a loan under this program a household's annual income must not exceed 120 percent of the County median income.

10. Deferred Payment Rehabilitation Loans

Under this program loans are made to public entities and non-profit organizations who are operating any rehabilitation program that will in turn lend the funds to low and moderate income property owners. Loans are made to eligible borrowers at 3 percent interest and must be repaid in five years or upon the sale or transfer of the property, whichever comes first. In a case of a rental property occupied by a low income tenant, loans may be extended for an additional five years. The five year repayment requirement does not apply to elderly owner-occupants or handicapped persons. Local governments and non-profit organizations must repay the state at 3 percent upon collection from the borrower.

11. Rental Housing Construction Program

Under this program local governments or the California Housing Finance Agency (CHFA) may apply to the state for grants to pay for development costs associates with the construction of rental units. An agreement is executed with the property owner whereas 30 percent of the units must be reserved for lower income households for at least forty (40) years. Eligible costs include land acquisition, construction, architectural and city fees, off site improvements and all other costs associated with the construction of rental units.

Federal Programs

1. Section 8 Housing

a. Existing

Under this program the federal government assists lower income households so that they expend no more than 30 percent of their monthly income on decent, sanitary housing. Rental assistance payments that constitute the difference between 30 percent of the household's monthly income and the fair market rent for the unit under contract are made monthly to the property owner by local housing agencies. In order to be eligible for such assistance a household's annual income must not exceed 80 percent of the median family income for the Standard Metropolitan Statistical Area (SMSA) in which it resides.

b. Moderate Rehabilitation

Moderate Rehabilitation is similar to existing housing except that landlords are required to make a minimum investment of $2,000 per unit for upgrading units in

structures containing 12 or fewer units and $1,000 per unit in structures containing more than 12 units. CDGB funds may be used to finance the rehabilitation. Housing assistance payment contracts are then executed between the local government and the property owner for the units that have been rehabilitated. Contracts are executed for five years and may be extended for up to fifteen years.

c. New Construction

This program does not provide construction financing. However, a rental assistance contract is executed between HUD and the owner under which HUD agrees to make payments directly to the owner for units occupied by lower income families. The families pay no more than 30 percent of their income for the rent and HUD pays the difference for up to 120 percent of the fair market rent. Such payments/contracts can be for a specified term of up to 20 years, or 40 years for project assisted by a loan or a loan guarantee from a state or local agency.

2. Community Development Block Grant (CDBG)

Under this program HUD provides grants and loans to local or County governments for funding a wide range of activities. CDBG funds can be used to upgrade public facilities such as sewer and water lines, provide assistance for housing rehabilitation to lower income persons, code enforcement, historic preservation and related programs.

3. Section 202

This program provides for long term direct loans from HUD to private non-profit sponsors to finance rental or cooperative housing facilities for elderly or handicapped persons. Households of one or more persons, the head of which is at least 62 years old, or is handicapped, are eligible as tenants. In addition, tenants may receive rental assistance similar to the Section 8 Program.

4. Section 106(b) - Seed Money Loans

Section 106(b) provides for interest-free seed money loans to non-profit sponsors to cover 80 percent of the preconstruction expenses in planning low and moderate income housing projects. At present the loans are being made only in connection with Section 202 loans for housing for the elderly and handicapped. The seed money is repaid from the permanent mortgage loan proceeds.

Eligible expenses include organization costs, legal fees, consultant, architectural, preliminary site engineering, application and construction loan fees.

APPENDIX D

FUNDING MECHANISMS FOR SHELTERS FOR THE HOMELESS

The need of homeless persons and families is a major cause of concern in the Los Angeles area. The number of homeless population is continually increasing. The state has, in the past few years, placed pressure on local governments to play a greater role in facilitating shelters and transitional housing for the homeless. The State Department of Housing and Community Development have developed a list of sources of funding for assistance in developing shelters. Following is a list of such sources as of January 1989:

Funding Sources

Federal:

1. The Emergency Food and Shelter Program administered by U.S. FEMA through local boards.

2. Federal Emergency Shelter Grant (FESG), administered by HUD or HCD.

3. Community Service Block Grant Funds.

4. Community Development Block Grant Funds for acquisition or rehabilitation (HUD or HCD).

State:

1. State Emergency Shelter Program.

2. Department of Mental Health.

3. Office of Criminal Justice Planning: Grants for shelters for victims of domestic violence. Funding includes both state and federal monies.

Local:

1. Aid to Families with Dependent Children (AFDC): Emergency Assistance Program administered by local welfare departments and the State Department of Social Services.

2. Charitable organizations such as churches, Travelers Aid and other non-profit groups.

Other:

1. Private foundations (e.g., Robert Wood Johnson Foundation for Homeless Health Care).

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